

PB# 01-45

ADC Windsor, Inc

54-1-2

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 8-26-05

PB # 01-45

ADC-new
windsor
(sub.)

* See Additional
Files *

01-45

WINDSOR, INC. SUBDIVISION
NILES DRIVE 46 LOTS (SRM)

ENGINEERING REPORT
FOR
PROPOSED DRAINAGE DISTRICT

SUBDIVISION
FOR
ADC WINDSOR INC.
Kings Road

Town Of New Windsor
Orange County, New York

Prepared By:

SHAW ENGINEERING
744 Broadway
Newburgh, N.Y. 12550



Gregory J. Shaw, N.Y. P.E. Lic. #54121

January 31, 2005

I. INTRODUCTION AND DESCRIPTION OF BENEFIT AREA

The lands of ADC Windsor Inc. comprise 143.116 acres of vacant land situated on the southerly side of Kings Road in the Town of New Windsor, Orange County, New York. This parcel is located in the western quadrant of the Town, is adjacent to NYS Route 207, and is identified as Tax Map Section 54, Block 1 Lot 2.21. Though used as a farm in years past, it has not been active for over 10 years. Access to the parcel will be from its frontage on Kings Road. Its vegetative cover is primarily brush with isolated wooded areas.

The Town of New Windsor Planning Board previously granted Preliminary Subdivision Approval for the project, and Final Subdivision Approval is anticipated in the summer of 2005. The subdivision application is to develop the lands of ADC Windsor Inc. into the following:

Lots 1 through 37

Each of these newly created lots will contain a single-family residence and their access will be from the project's new road system totaling 6,050 feet in length. Storm water generated by these lots and the road system will be collected by the roadway storm drainage system where it will be conveyed to two separate storm water management facilities. The majority of the storm water generated by the site will be conveyed to the Water Quality/Storm Water Detention Pond located on Parcel A where it will be treated and detained. Storm water generated by the northerly portion of the site will be treated at the Storm Water Sand Filter located on Parcel B.

Parcel A

This parcel is 7.8 acres in size and contains the Water Quality/Storm Water Detention Pond that will treat and detain storm water generated by Lots 4 through 37. Upon construction of the storm water management facility, Parcel A will be offered for dedication to the Town of New Windsor. Upon acceptance, New Windsor will maintain facility, and the annual maintenance costs will be defrayed by the 37 new lot owners within the Drainage District.

Parcel B

This parcel is 0.70 acres in size and its storm water management facility will treat storm water generated by Lots 1 through 3 and the boulevard entrance to the proposed homesites. As with Parcel A, this Parcel will be offered for dedication to the Town of New Windsor and upon acceptance, New Windsor will maintain the facility. The annual maintenance cost of the facility will be defrayed by the 37 new lot owners within the Drainage District.

This Report addresses the creation of a Drainage District by the Town of New Windsor for the purpose of maintaining the storm water management facilities on Parcels A and B. This Report will also address the annual cost of maintaining these two facilities.

Exhibit No. 1, Description - Proposed Drainage District, provides a metes and bounds description of the proposed Benefit Area. Exhibit No. 2, designated as Drawing 1 of 5, presents an Engineering Map Of Drainage District indicating the areas to be served and the limits of the proposed District.

II. STORM WATER MANAGEMENT FACILITIES

The integration of the proposed storm water management facilities to service the proposed Subdivision For ADC Windsor Inc. is in accordance with the regulations of the New York State Department Of Environmental Conservation, SPDES General Permit For Storm Water Discharges From Construction Activities. Storm water generated by this proposed development will be collected by the roadway storm water collection systems prior to discharge to the two storm water management facilities.

Water Quality/Storm Water Detention Pond (Parcel A)

Storm water generated by Lots 3 through 37 and their fronting roadways will discharge to the Water Quality Storm Water/Detention Pond on Parcel A. Specific components of this pond include the inlet piping, the forebay and permanent pond, the outlet control structure and outlet piping, the level spreader, the landscaping, fencing and the pond itself. The point of discharge of Pond will be the southerly boundary of the site. This pond will be privately owned and maintained until the Town of New Windsor accepts the Offer of Dedication for Parcel A. Attached to this Report are the following Exhibits that indicate the storm water management facilities located on Parcel A:

Exhibit No. 3A Water Quality/Storm Water Detention Pond - Plan

Exhibit No. 3B Water Quality/Storm Water Detention Pond – Cross Section A-A
And Details

Exhibit No. 3C Water Quality/Storm Water Detention Pond – Landscaping Plan

Storm Water Sand Filter (Parcel B)

Storm Water generated by Lots 1 through 3 and the boulevard roadway will be conveyed to the proposed Storm Water Sand Filter located on Parcel B. The components of this Sand Filter include the inlet piping, the sand filter itself, the outlet piping, the fencing and landscaping. The point of discharge of the Sand Filter will be the new storm water drainage system on Kings Road where the storm water will flow in a westerly direction prior to discharging onto the Lands Of Fox. Similar to Water Quality/Storm Water Detention Pond, the Sand Filter will be privately owned and maintained until the Town of New Windsor accepts the Offer of Dedication for Parcel B. Attached to this Report is the following Exhibit that indicates the storm water management facility located on Parcel B:

Exhibit No. 4 Storm Water Sand Filter – Plan, Sand Filter, And Landscape Plan

III. ESTIMATED COST OF STORM WATER MANAGEMENT FACILITIES

The Drainage District will not be obligated for any costs pertaining to the construction of the Water Quality/Storm Water Detention Pond on Parcel A and the Storm Water Sand Filter on Parcel B. The Developer of the subject residential lots will be responsible for these costs.

IV. PROJECTED ANNUAL MAINTENANCE COSTS

The owners of the 37 proposed lots will derive the benefits from the Water Quality/Storm Water Detention Pond and Storm Water Sand Filter. Therefore, it is

proposed that these owners assume 100% of the Annual Maintenance Costs, which are projected as follows:

Water Quality/Storm Water Detention Pond

▪ Visual inspection of pond, appurtenances, and surrounding areas on a quarterly basis	\$ 1,000.00
▪ Mowing of pond's grass embankments estimated at eight times per year	\$ 4,000.00
▪ Sinking fund towards defraying the cost of sediment removal from the forebay estimated at once every 7 to 10 years	\$ 2,500.00
▪ Sinking fund towards defraying the cost of repairs, and a reserve fund	<u>\$ 3,500.00</u>
Total	\$ 11,000.00

Storm Water Sand Filter

▪ Visual inspection of sand filter and appurtenances on a quarterly basis	\$ 1,000.00
▪ Mowing of grass surrounding the Sand Filter estimated at eight times per year	\$ 1,000.00
▪ Removal of sediment and debris from the Sedimentation Chamber estimated at two times per year	\$ 1,000.00
▪ Replacing sand within the Filtration Chamber estimated at once per year	\$ 1,000.00
▪ Sinking fund towards defraying the cost of repairs, and a reserve fund	<u>\$ 3,500.00</u>
Total	\$ 7,500.00

Total \$ 18,500.00

V. ANNUAL COST PER USER WITHIN DRAINAGE DISTRICT

Based upon similar single-family developments within the Town of New Windsor and an Equalization Rate of 0.1726, the average Assessed Valuation of a developed lot and residence is estimated as follows:

Land Value	=	\$ 9,000
Residence Value	=	<u>\$ 40,000</u>
Assessed Valuation	=	\$ 49,000

Therefore, the Assessed Valuation of the entire Benefit Area is as follows:

37 Residences @ \$ 49,000 per Residence = \$ 1,813,000

Tax Rate Of District For Annual Maintenance Cost

\$ 18,500 per year / \$ 1,813,000 = 0.0102041

= \$ 10.2041/\$1,000 Of Assessed Valuation

Annual Maintenance Attributable To Each Residence

\$ 1,813,000 x 0.0102041 = \$ 18,500

\$ 27,000 / 37 residences = \$ 500 Per Residence

VI. TAX RATES

Within the limits of the proposed Drainage District, individual districts presently exist for each of the services listed below.

<u>Description</u>	Fiscal Year 2005
	<u>Tax Rate/\$1,000 Assessed Valuation</u>
County	\$ 19.498000
Town – General	\$ 12.179800
Town – Highway	\$ 7.152600
Ambulance	\$ 0.243000
Salisbury Mills Fire	\$ 4.935800
School (Washingtonville District)	\$ 101.481846 *
Library (Washingtonville District)	<u>\$ 1.190280 *</u>
Total	\$ 146.681326

* Denotes the School Tax Rate for July 1, 2004 through June 30, 2005.

VII. ANNUAL TAX OBLIGATION FOR A RESIDENCE

As presented above, it is estimated that a residence will have an average Assessed Valuation of \$ 49,000. The tax obligation for this typical residence for Fiscal Year 2005 and School Tax Year 2004-2005 is as follows:

<u>Description</u>	<u>Tax Rate</u>	<u>Tax Obligation</u>
County	\$ 19.498000/\$1000	\$ 955
Town – General	\$ 12.179800/\$1000	\$ 597
Town – Highway	\$ 7.152600/\$1000	\$ 350
Ambulance	\$ 0.243000/\$1000	\$ 12
Salisbury Mills Fire	\$ 4.935800/\$1000	\$ 242
School (Washingtonville Dist.)	\$ 101.481846/\$1000	\$ 4,973
Library (Washingtonville Dist.)	\$ 1.190280/\$1000	\$ 58
Drainage District	<u>\$ 10.2041/\$1000</u>	<u>\$ 500</u>
Total Tax Obligation	\$ 156.885426/\$1000	\$ 7,687

IX. CONCLUSION

Based upon the assessed valuation as presented above in this Report, the annual cost of the maintenance of the storm water management facilities within the proposed Drainage District appears to be acceptable. Implementation of this study and the construction of the storm water management facilities will minimize the effects of development on downstream surface waters.

EXHIBIT NO. 1

DESCRIPTION

PROPOSED DRAINAGE DISTRICT

William B. Hildreth
Land Surveying, P.C.

407 SOUTH PLANK ROAD UNIT 3, NEWBURGH, NEW YORK 12550
TEL: (845) 566-6650

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

Page 1 of 3

DESCRIPTION
Drainage District for
ADC Windsor, Inc.

Town of New Windsor, Orange County, New York

All that certain piece or parcel of land situate, lying and being in the Town of New Windsor, Orange County, New York, being more particularly described as follows:

BEGINNING at a point in the southerly line of Kings Road, where said line is intersected by the westerly line of lands now or formerly Classic Home Builders, LLC, running thence, the following courses:

1. Along said lands, S 21°26'33" W 233.01' to a point;
2. Still along said lands, S 68°33'27" E 100.00' to a point;
3. Along lands now or formerly Witfield, S 21°26'33" W 415.53' to a point;
4. Still along said lands, S 59°14'55" E 354.67' to a point;
5. Still along said lands, S 61°19'45" E 334.51' to a point;
6. Still along said lands, S 62°01'45" E 325.19' to a point;
7. Along lands now or formerly Osner, S 62°33'19" E 525.91' to a point;
8. Still along said lands, S 61°48'03" E 385.65' to a point;
9. Along other lands now or formerly Osner, S 61°38'35" E 266.78' to a point;
10. Still along said lands, S 59°11'27" E 112.77' to a point;
11. Still along said lands, S 60°59'25" E 275.10' to a point;
12. Still along said lands, S 62°10'31" E 139.27' to a point;
13. Along lands now or formerly Remaley, S 34°45'41" W 109.69' to a point;
14. Still along said lands, S 23°32'11" W 244.07' to a point;
15. Still along said lands, S 24°52'41" W 493.11' to a point;

16. Along lands now or formerly Lamison, S 23°40'01" W 566.01' to a point;
17. Along lands now or formerly Sladewski, S 23°34'31" W 307.36' to a point;
18. Still along said lands, N 62°46'44" W 25.53' to a point;
19. Along lands now or formerly Burt and continuing along lands now or formerly Matellino, lands now or formerly Jacobsohn and lands now or formerly Buhler, N 62°17'35" W 386.38' to a point;
20. Still along lands now or formerly Buhler and continuing along lands now or formerly Hudson Highland Builders and lands now or formerly DeFreese, N 60°34'26" W 311.08' to a point;
21. Still along lands now or formerly DeFreese, N 68°20'46" W 71.92' to a point;
22. Still along said lands, N 62°21'01" W 290.61' to a point;
23. Still along said lands, N 63°07'07" W 678.19' to a point;
24. Along lands now or formerly Clement, N 64°03'30" W 848.97' to a point;
25. Still along said lands, N 64°25'05" W 376.14' to a point;
26. Still along said lands, N 63°36'02" W 413.63' to a point;
27. Along lands now or formerly Westminster Church, N 11°50'33" E 627.00' to a point;
28. Still along said lands and continuing along other lands now or formerly Westminster Church, N 25°41'23" E 533.35' to a point;
29. Still along said lands, N 11°06'54" E 186.23' to a point;
30. Along lands now or formerly Vandermark, S 78°00'00" E 478.00' to a point;
31. Still along said lands, N 11°45'00" E 867.00' to a point in the southerly line of Kings Road;
32. Along said line, S 78°25'55" E 37.41' to a point;
33. Still along said line, S 79°03'33" E 191.34' to a point;
34. Still along said line, S 79°40'10" E 107.31' to a point;

35. Still along said line, S 87°15'29" E 86.14' to a point;
36. Still along said line, N 84°27'09" E 52.43' to the point
or place of BEGINNING.

Containing 143.12 acres of land more or less.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/2005

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542
APPLICANT: ADC WINDSOR, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/26/2005	PLANS STAMPED	APPROVED
04/13/2005	P.B. APPEARANCE	APPROVED COND
10/08/2003	P.B. APPEARANCE . ADDRESS MARK'S COMMENTS OF 10-8-03	ND: PRELIM APPR
05/22/2002	P.B. APPEARANCE - PUBLIC HEA . NEED O.C. HEALTH DEPT. APPROVAL	LA: CLOSED PH RETURN
03/13/2002	P.B. APPEARANCE . AUTHORIZED SENDING COORDINATION LETTER FOR LEAD AGENCY - . SCHEDULE PUBLIC HEARING	SCHED PH - COORD LTR
06/27/2001	P.B. APPEARANCE	DISCUSSED - TO RETUR
06/06/2001	WORK SESSION APPEARANCE	SUBMIT

JB meeting
9-7-05

⑪
Gyn

RE: RECEIVE AND FILE A PERFORMANCE BOND FOR ADC WINDSOR,
KINGS ROAD PUBLIC IMPROVEMENTS

Hearing no objection, the Town Board of the Town of New Windsor receive and file the performance bond No. 0411288 dated August 5, 2005 for ADC Windsor, Kings Road Public Improvements Town of New Windsor in the amount of \$2,309,171.00.

Town Board Agenda: 09/07/05

INTERNATIONAL FIDELITY INSURANCE COMPANY

HOME OFFICE
ONE NEWARK CENTER, 20th FLOOR
NEWARK, NEW JERSEY 07102
201-624-7200
FAX # 201-643-7116



MAILING ADDRESS
P.O. BOX 56
NEWARK, NEW JERSEY 07101

Amount: \$ 2,309,171.00

Bond No. 0411288

PERFORMANCE BOND

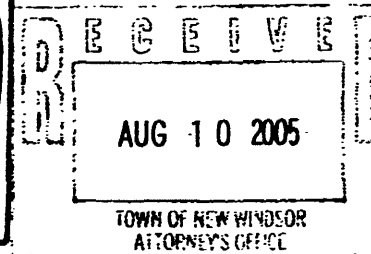
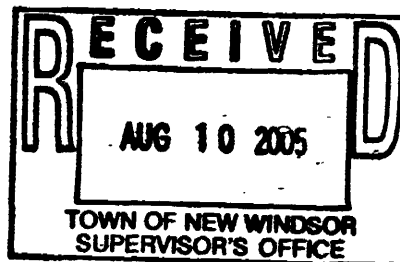
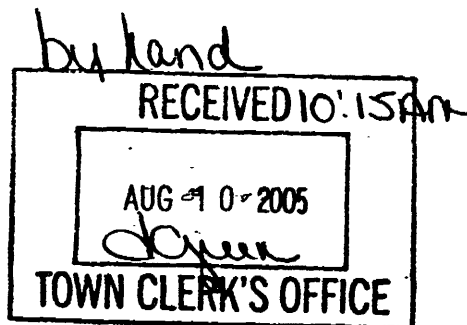
KNOW ALL MEN BY THESE PRESENTS THAT WE, ADC, Windsor, Inc., 1995 Broadway, Suite 1200, New York, New York 10023 as Principal and Dan Gueron as Co-Principal and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, A New Jersey corporation authorized to do business in the State of New York with its main bonding office at One Newark Center, 20th Floor, Newark, New Jersey as Surety, are held and firmly bound unto the

TOWN OF NEW WINDSOR

as Obligee, in the full and just sum of TWO MILLION THREE HUNDRED NINE THOUSAND ONE HUNDRED SEVENTY ONE AND 00/100 (\$2,309,171.00) DOLLARS lawful money of the United States, to the payment of which sum, well and truly to be made, the Principal and the Surety bind themselves, their successors and assigns, jointly and severally, firmly by these presents.

SIGNED, SEALED AND DATED THIS 5TH day of August 2005.

WHEREAS, the Principal has entered into an agreement with the TOWN OF NEW WINDSOR as Obligee, guaranteeing that the Principal will construct, install and complete the improvements at certain land known as, ADC WINDSOR, KINGS ROAD PUBLIC IMPROVEMENTS, per engineer's estimate prepared by Shaw Engineering dated April 26, 2005 which is attached and made a part hereto all of which improvements shall be maintained and completed on or before August 5, 2007.



INTERNATIONAL FIDELITY INSURANCE COMPANY

HOME OFFICE
ONE NEWARK CENTER, 20th FLOOR
NEWARK, NEW JERSEY 07102
201-624-7200
FAX # 201-643-7116



MAILING ADDRESS
P.O. BOX 56
NEWARK, NEW JERSEY 07101

NOW, THEREFORE THE CONDITION OF THIS OBLIGATION IS SUCH, that if the Principal shall carry out all the terms of said agreement and perform all the work as set forth therein, all within the time set forth in said agreement, then this obligation shall be null and void; otherwise to remain in full force and effect. FURTHERMORE, the rights of the obligee hereunder are exclusive to it and the surety shall have no obligation hereunder to any person or entity other than the named obligee herein. The rights of such obligee are not assignable.

PRINCIPAL: ADC Windsor, Inc.

ATTEST: *Stanua Jonalora*

BY: *Dan Gueron*
Dan Gueron - President

Co-Principal

ATTEST: *Stanua Jonalon*

BY: *Dan Gueron*
Dan Gueron

Surety: INTERNATIONAL FIDELITY
INSURANCE COMPANY

ATTEST: *Maria F. Rodrigues*

BY: *Maria F. Rodrigues*
Maria F. Rodrigues - Attorney-in-fact

POWER OF ATTORNEY

INTERNATIONAL FIDELITY INSURANCE COMPANY

HOME OFFICE: ONE NEWARK CENTER, 20TH FLOOR
NEWARK, NEW JERSEY 07102-5267

KNOW ALL MEN BY THESE PRESENTS: That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing laws of the State of New Jersey, and having its principal office in the City of Newark, New Jersey, does hereby constitute and appoint

CHERYL R. COLEMAN, JEROME N. WALDOR, MARC N. WALDOR, PETER R. WALDOR,
MARIA F. RODRIGUES

Florham Park, NJ.

its true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of Article 3-Section 3, of the By-Laws adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting called and held on the 7th day of February, 1974.

The President or any Vice President, Executive Vice President, Secretary or Assistant Secretary, shall have power and authority

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the Seal of the Company thereto, bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and,
- (2) To remove, at any time, any such attorney-in-fact and revoke the authority given.

Further, this Power of Attorney is signed and sealed by facsimile pursuant to resolution of the Board of Directors of said Company adopted at a meeting duly called and held on the 29th day of April, 1982 of which the following is a true excerpt:

Now therefore the signatures of such officers and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.



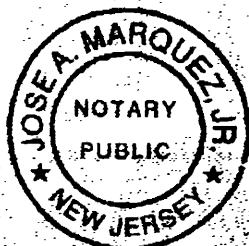
IN TESTIMONY WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY has caused this instrument to be signed and its corporate seal to be affixed by its authorized officer, this 29th day of August, A.D. 2003.

INTERNATIONAL FIDELITY INSURANCE COMPANY

STATE OF NEW JERSEY
County of Essex

[Signature]
Secretary

On this 29th day of August 2003, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of the INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate Seal of said Company; that the said Corporate Seal and his signature were duly affixed by order of the Board of Directors of said Company.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

[Signature]

A NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Nov. 21, 2005

CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the By-Laws of said Company as set forth in said Power of Attorney, with the ORIGINALS ON IN THE HOME OFFICE OF SAID COMPANY, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 5TH day of AUGUST, 2005.

[Signature]
Assistant Secretary

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/2005

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542
APPLICANT: ADC WINDSOR, INC.

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/18/2001	EAF SUBMITTED	06/18/2001	WITH APPLIC
ORIG	06/18/2001	CIRCULATE TO INVOLVED AGENCIES	03/14/2002	SEND LETTR
ORIG	06/18/2001	LEAD AGENCY DECLARED	05/22/2002	TOOK LA
ORIG	06/18/2001	DECLARATION (POS/NEG)	10/08/2003	DECL NEG DEC
ORIG	06/18/2001	SCHEDULE PUBLIC HEARING	03/13/2002	SCHED PH
ORIG	06/18/2001	PUBLIC HEARING HELD	05/22/2002	CLOSED PH
ORIG	06/18/2001	WAIVE PUBLIC HEARING	/ /	
ORIG	06/18/2001	AGRICULTURAL NOTICES	/ /	
ORIG	06/18/2001	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 11/10/2005

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/13/2005	MUNICIPAL HIGHWAY . APPROVED CONDITIONALLY WITH ENGINEER'S APPROVAL	04/13/2005	APPROVED COND
REV2	10/02/2003	MUNICIPAL HIGHWAY	10/02/2003	UNDER REVIEW
REV2	10/02/2003	MUNICIPAL WATER	/ /	
REV2	10/02/2003	MUNICIPAL SEWER	/ /	
REV2	10/02/2003	MUNICIPAL FIRE . 911 ADDRESSES AVAILABLE - NEED ROAD NAMES	10/08/2003	APPROVED
REV2	10/02/2003	NYSDOT	/ /	
REV1	05/10/2002	MUNICIPAL HIGHWAY . ACCEPTABLE IN CONCEPT. WILL MAKE A SPECIFIC REVIEW WITH . ENGINEER AND GIVE FINAL EVALUATION AT THAT TIME.	05/22/2002	CONCEPT APPR
REV1	05/10/2002	MUNICIPAL FIRE	05/10/2002	APPROVED
REV1	05/10/2002	P.B. ENGINEER	10/02/2003	SUPERSEDED BY REV2
REV1	03/12/2002	MUNICIPAL HIGHWAY	03/12/2002	UNDER REVIEW
REV1	03/12/2002	MUNICIPAL WATER	03/15/2002	APPROVED
REV1	03/12/2002	MUNICIPAL SEWER	10/02/2003	SUPERSEDED BY REV2
REV1	03/12/2002	MUNICIPAL FIRE . PLEASE HAVE DEVELOPER CONTACT MY OFFICE WITH STREET NAMES	03/12/2002	APPROVED
REV1	03/12/2002	NYSDOT	10/02/2003	SUPERSEDED BY REV2
ORIG	06/18/2001	MUNICIPAL HIGHWAY . NO COMMENT AT THIS TIME - MORE DETAILS REQUIRED	06/25/2001	NO COMMENTS
ORIG	06/18/2001	MUNICIPAL WATER	06/19/2001	APPROVED
ORIG	06/18/2001	MUNICIPAL SEWER	03/12/2002	SUPERSEDED BY REV1
ORIG	06/18/2001	MUNICIPAL FIRE	06/19/2001	APPROVED
ORIG	06/18/2001	NYSDOT	03/12/2002	SUPERSEDED BY REV1



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

June 17, 2005

Shaw Engineering
744 Broadway
Newburgh, NY 12550

ATTN: GREGORY SHAW, P.E.

SUBJECT: ADC WINDSOR SUBDIVISION P.B. #01-45

Dear Greg:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 - Approval Fee	\$ 1,250.00
Check #2 - Recreation fee (37 Lots)	\$ 74,000.00
Check #3 - Inspection fee (4% of 2,309.171.00)	\$ 92,367.00
Check #4 - Amount over Escrow posted	\$ 2,150.80

PERFORMANCE BOND AMOUNT: **\$2,309.171.00**

Upon receipt of these checks and ten (10) sets of plans with mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

6/29/05
all fees paid -
Bond not posted.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #000218	PAID		3975.00	
06/27/2001	P.B. ATTY FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	31.50		
03/13/2002	P.B. ATTY. FEE	CHG	35.00		
03/13/2002	P.B. MINUTES	CHG	40.50		
05/22/2002	P.B. ATTY. FEE	CHG	35.00		
05/22/2002	P.B. MINUTES	CHG	22.50		
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	49.50		
04/13/2005	P.B. ATTY. FEE	CHG	35.00		
04/13/2005	P.B. MINUTES	CHG	55.00		
06/16/2005	P.B. ENGINEER FEE	CHG	1450.20		
		TOTAL:	1824.20	3975.00	-2150.80

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	4% OF \$2,309,171.00	CHG	92367.00		
			-----	-----	-----
		TOTAL:	92367.00	0.00	92367.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	APPROVAL FEE	CHG	1250.00		
			-----	-----	-----
		TOTAL:	1250.00	0.00	1250.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
RECREATION

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542
APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	37 LOTS @ 2000.00 PER LOT	CHG	74000.00		
			-----	-----	-----
		TOTAL:	74000.00	0.00	74000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/17/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
PERFORMANCE BND

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	PUB IMP. BOND \$2,309,171.	CHG	0.00		
			-----	-----	-----
		TOTAL:	0.00	0.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/29/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #000218	PAID		3975.00	
06/27/2001	P.B. ATTY FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	31.50		
03/13/2002	P.B. ATTY. FEE	CHG	35.00		
03/13/2002	P.B. MINUTES	CHG	40.50		
05/22/2002	P.B. ATTY. FEE	CHG	35.00		
05/22/2002	P.B. MINUTES	CHG	22.50		
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	49.50		
04/13/2005	P.B. ATTY. FEE	CHG	35.00		
04/13/2005	P.B. MINUTES	CHG	55.00		
06/16/2005	P.B. ENGINEER FEE	CHG	1450.20		
06/29/2005	REC. CK. #001117	PAID		2150.80	
		TOTAL:	1824.20	6125.80	-4301.60

JP
6/29/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/29/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	37 LOTS @ 2000.00 PER LOT	CHG	74000.00		
06/29/2005	REC. CK. #001115	PAID		74000.00	
		TOTAL:	74000.00	74000.00	0.00

J. R.
6/29/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/29/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	4% OF \$2,309,171.00	CHG	92367.00		
06/29/2005	REC. CK. #001116	PAID		92367.00	
		TOTAL:	92367.00	92367.00	0.00

Hei
6/29/05

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/29/2005

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542

APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/16/2005	APPROVAL FEE	CHG	1250.00		
06/29/2005	REC. CK. #001114	PAID		1250.00	
		TOTAL:	1250.00	1250.00	0.00



TOWN OF NEW WINDSOR

TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670

REQUEST FOR PUBLIC RECORDS

Date: 10/5/05
Name: Mike Segulju
Address: 30 Industrial Dr - Mellicksburg, NY
Phone: (845) 216-1424
Representing: Team Environment

Please specify:

- **Property location (street address or section, block and lot number)**
- **Department you are requesting records from**
- **Describe information requested as fully as possible**

54-1-2.21

Fire Insp, Building Dept, Code Enfr, & Planning

Documents may not be taken from this office.

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#584-2005

06/29/2005

Adc Windsor, Inc. #01-45

Received \$ 1,250.00 for Planning Board Fees, on 06/29/2005. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

June 29, 2005

ADC Windsor, Inc.
330 W. 58th St. #505
New York, NY 10019

SUBJECT: FEES PAID FOR ADC WINDSOR SUBDIVISION
TOWN OF NEW WINDSOR, NY P.B. #01-45

Dear Sir or Madam:

We are in receipt of your checks in payment of fees due for subject subdivision and we thank you for same, however, an error was made when calculating the fees due for your project. The amount of \$2,150.80 (your check #001117) should have actually been the amount refunded to your account.

We have enclosed your original check #001117 in the amount of \$2,150.80 and also have issued a check in the same amount to refund monies remaining in your escrow account which was posted upon application for the subdivision (a breakdown of those charges is also attached).

We are sorry for any inconvenience and if you have any questions, please contact our office.

Very truly yours,

Myra L. Mason, Secretary to the
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/29/2005

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION - PA2001-542
APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
06/18/2001	REC. CK. #000218	PAID		3975.00	
06/27/2001	P.B. ATTY FEE	CHG	35.00		
06/27/2001	P.B. MINUTES	CHG	31.50		
03/13/2002	P.B. ATTY. FEE	CHG	35.00		
03/13/2002	P.B. MINUTES	CHG	40.50		
05/22/2002	P.B. ATTY. FEE	CHG	35.00		
05/22/2002	P.B. MINUTES	CHG	22.50		
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	49.50		
04/13/2005	P.B. ATTY. FEE	CHG	35.00		
04/13/2005	P.B. MINUTES	CHG	55.00		
06/16/2005	P.B. ENGINEER FEE	CHG	1450.20		
06/29/2005	RET. TO APPLICANT	CHG	2150.80		
		TOTAL:	3975.00	3975.00	0.00



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE

SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

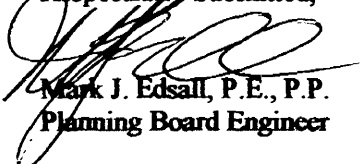
MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: ADC WINDSOR, INC. MAJOR SUBDIVISION
PROJECT LOCATION: KINGS ROAD
SECTION 54 - BLOCK 1 - LOT 2
PROJECT NUMBER: 01-45
DATE: 13 APRIL 2005
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 142+ ACRE PARCEL INTO 49 SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2001, 13 MARCH 2002, 22 MAY 2002 AND 8 OCTOBER 2003 PLANNING BOARD MEETINGS.

1. The property is located in the R-1 Zoning District of the Town, with a very small portion in the OLI Zone. The "required" bulk data shown on the plan is correct for the zone and use, and the application is "grand-fathered" from the new lot area requirements. This property is also involved in the lot line change with Witfield (App. No. 03-30).
2. The only open issues that I am aware of are:
 - Final approval from Highway Superintendent
 - Determination by Planning Board regarding Street Trees.
3. At this time the applicant is seeking Final Approval. They indicate that they have obtained OCDOH approval; a copy of the approval letter and stamped plans should be on file with the Planning Board. I am aware of no problems with the Board granting this approval, with the following conditions:
 - Final review of plans by Planning Board engineer to verify final set has all previous comments addressed.
 - Submittal of Public Improvement Cost Estimate for approval
 - Verification that Drainage District has been formed.
 - Verification that 911 street names and numbering has been approved by Fire Inspector.
 - Submittal of Offers of Dedication; subject to conditions of Attorney for the Town.
 - Payment of all Fees.

Respectfully Submitted,


Mark J. Edsall, P.E., P.P.
Planning Board Engineer

REGIONAL OFFICES

- 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

MAY-02-2005 13:38

MC GOEY HAUSER EDSALL PC

845 567 3232 P.02/06

**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE**33 AIRPORT CENTER DRIVE
SUITE 202****NEW WINDSOR, NEW YORK 12553****(845) 567-3100****FAX: (845) 567-3232****E-MAIL: MHENY@MHEPC.COM****WRITER'S E-MAIL ADDRESS:****MJE@MHEPC.COM****MEMORANDUM****(via fax)****2 May 2005****TO: GEORGE J. MEYERS, TOWN SUPERVISOR****FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER****SUBJECT: ADC WINDSOR MAJOR SUBDIVISION****PLANNING BOARD APPLICATION NO. 01-45****REVIEW OF PROJECT WORK ESTIMATE - PUBLIC IMPROVEMENTS**

On 13 April 2005, the Planning Board granted conditional approval to the subject project. The project work includes certain public improvements which are required as a condition of the approval granted by the Planning Board. Based on the plans approved, a Public Improvements Cost Estimate has been submitted by the applicant's consultant. A copy is attached hereto.

Based on my review, it appears that the cost estimate is acceptable, as it is consistent with the plan approved by the Board, and general unit costs acceptable to our office. As such, we recommend that the Town Board approve a Public Improvement Performance Bond amount of \$2,309,171. Based on that amount, the applicant will be required to pay an inspection fee to the Town in the amount of \$92,367. The form of the security should be as acceptable to the Attorney for the Town.

Please contact me if you have any questions concerning the above.

cc: Myra Mason, PB Secretary (via fax)

Phil Crotty, Esq., Attorney for the Town (via fax)

*Approved by
Town Bd
5/05*

REGIONAL OFFICES

• 507 JORDAN STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3300 •

Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

April 26, 2005

Chairman James R. Petro, Jr. and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Subdivision For ADC Windsor Inc.
Kings Road

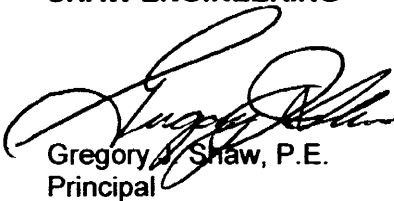
Gentlemen:

Enclosed please find our Public Improvement Bond Estimate for the above referenced. Please note that the estimated quantity of trees presented in the Estimate is based upon a tree spacing of 75 feet along each side of the proposed roadways.

If this Estimate is satisfactory to your Board and accepted by the Town Board, my client will provide the required Performance Security and pay the appropriate fee.

Very truly yours,

SHAW ENGINEERING



Gregory A. Shaw, P.E.
Principal

GJS:mmv
Enclosure

cc: Mark Edsall, P.E., Planning Board Engineer
Dan Gueron, ADC Windsor Inc.

Shaw Engineering

Consulting Engineers

April 26, 2005

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

Chairman James R. Petro and
Members of the Planning Board
TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553

Re: Subdivision Of Lands Of RPA Associates, LLC
Windsor Highway, Town Of New Windsor

Gentlemen:

We have presented below for your consideration our Public Improvement Bond Estimate for the A.D.C. Windsor Subdivision. Our estimate is as follows:

PUBLIC IMPROVEMENT BOND ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
<u>Demolition</u>			
Farm Structures	L.S.	\$20,000	\$ 20,000
 <u>Right-Of-Way</u>			
Clear & Grade	6,040 L.F.	\$ 16.50	\$ 99,660
12-Inch Foundation Course	22,880 S.Y.	\$ 12	\$ 274,560
3 ½-Inch Asphalt Binder Course	22,880 S.Y.	\$ 14	\$ 320,320
1 ½-Inch Asphalt Top Course	22,880 S.Y.	\$ 6	\$ 137,280
Concrete Curbing	15,100 L.F.	\$ 23	\$ 347,300
4 Ft. Concrete Sidewalk	5,070 L.F.	\$ 20	\$ 101,400
Roadside Curtain Drain	1,450 L.F.	\$ 10	\$ 14,500
Masonry Retaining Wall	820 S.F.	\$ 20	\$ 16,400
Rip Rap Diversion Swale	400 S.Y.	\$ 60	\$ 24,000
Street Lights	8 E.A.	\$ 7,000	\$ 56,000
Street Trees	160 E.A.	\$ 750	\$ 120,000
Topsoil & Seed	6,040 L.F.	\$ 5	\$ 30,200
Monuments	47 E.A.	\$ 125	\$ 5,875
Traffic Control Signs	5 E.A.	\$ 125	\$ 625
Street Identification Sign	3 E.A.	\$ 150	\$ 450
As-Built Drawings	6,040 L.F.	\$ 0.75	\$ 4,530
Soil Erosion & Sediment Control	18 AC.	\$ 2,000	\$ 36,000
			<u>\$1,589,100</u>

R.O.W. Storm Drainage System

15-Inch ADS N-12 Pipe	1,817	L.F.	\$ 42	\$ 76,314
18-Inch ADS N-12 Pipe	1,625	L.F.	\$ 48	\$ 78,000
24-Inch ADS N-12 Pipe	1,728	L.F.	\$ 56	\$ 96,768
30-Inch ADS N-12 Pipe	643	L.F.	\$ 64	\$ 41,152
Catch Basins	56	E.A.	\$ 2,500	\$ 140,000
				<u>\$ 432,234</u>

PARCEL A – Water Quality/Detention Pond

Clear, Grub, Grade Berm And Embankments		L.S.	\$22,000	\$ 22,000
30-Inch Inlet Pipe	223	L.F.	\$ 46	\$ 14,272
5 Ft. Dia. Flushing Basin	1	E.A.	\$ 3,500	\$ 3,500
30-Inch Flared End Section	1	E.A.	\$ 600	\$ 600
Rip-Rap Low Flow Channel	60	S.Y.	\$ 60	\$ 3,600
Outlet Control Structure	1	E.A.	\$10,000	\$ 10,000
30-Inch Outlet Pipe	306	L.F.	\$ 64	\$ 19,584
4' x 4' Junction Box	2	E.A.	\$ 5,000	\$ 10,000
Conc. Headwall	1	E.A.	\$ 5,000	\$ 5,000
Dual Level Spreader		L.S.	\$ 5,000	\$ 5,000
w/Rip Rap Outlet Protection				
4 Ft. High Chain Link Fence	1,150	L.F.	\$ 16	\$ 18,400
12-Inch Shale Drive w/Parking Spaces	482	S.Y.	\$ 12	\$ 5,784
Topsoil & Seed		L.S.	\$ 5,000	\$ 5,000
Landscaping		L.S.	\$24,500	\$ 24,500
Soil Erosion & Sediment Control		L.S.	\$ 3,000	\$ 3,000
As-Built Drawings		L.S.	\$ 2,500	\$ 2,500
				<u>\$ 142,740</u>

PARCEL B – Storm Water Sand Filter

Clear & Grub	1,800	S.Y.	\$ 3	\$ 5,400
Excavation & Backfill		L.S.	\$ 5,000	\$ 5,000
12" Layer of Crushed Stone	210	S.Y.	\$ 12	\$ 2,520
Concrete Structure	92	C.Y.	\$ 300	\$ 27,600
3'-6" Railings	204	L.F.	\$ 12	\$ 2,448
Sand/Gravel Media w/Underdrain Piping		L.S.	\$ 7,500	\$ 7,500
10-Inch ADS N-12 Inlet Pipe	30	L.F.	\$ 35	\$ 1,050
6-Inch ADS N-12 Outlet Pipe	38	L.F.	\$ 30	\$ 1,140
7 Ft. Wide Rip-Rap Overflow Channel	103	S.Y.	\$ 60	\$ 6,180
12-Inch Shale Drive	88	S.Y.	\$ 12	\$ 1,056
4 Ft. High Chain Link Fence	350	L.F.	\$ 16	\$ 5,600
Topsoil & Seed		L.S.	\$ 3,000	\$ 3,000
Landscaping		L.S.	\$ 5,500	\$ 5,500
Soil Erosion & Sediment Control		L.S.	\$ 1,500	\$ 1,500
As-Built Drawings		L.S.	\$ 1,000	\$ 1,000
				<u>\$ 76,494</u>

Off-Site Storm Drainage (Kings Road)

18" ADS N-12 Pipe	160 L.F.	\$ 48	\$ 7,680
24" ADS N-12 Pipe	333 L.F.	\$ 56	\$ 18,648
Catch Basins	1 E.A.	\$ 2,500	\$ 2,500
5 Ft. Dia. Flushing Basins	3 E.A.	\$ 3,500	\$ 10,500
Rip Rap Swale	110 S.Y.	\$ 60	\$ 6,600
Pavement Restoration	50 L.F.	\$ 25	\$ 1,250
Topsoil & Seed	285 L.F.	\$ 5	\$ 1,425
			<u>\$ 48,603</u>

TOTAL CONSTRUCTION ESTIMATE:

\$2,309,171

Should this Estimate be acceptable to your Board, my client will pay the 4% inspection fee of \$92,367.

Respectfully submitted,

SHAW ENGINEERING



Gregory J. Shaw, P.E.
Principal

GJS:mmv

cc: Mark Edsall, P.E., Planning Board Engineer
Dan Gueron, ADC Windsor Inc.

TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEE SCHEDULE

APPLICATION FEE: \$ 150.00

ESCROW:

RESIDENTIAL:

_____ LOTS @ \$200.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$100.00 EACH LOT OVER FOUR LOTS \$ _____

COMMERCIAL:

_____ LOTS @ \$500.00 EACH LOT (FIRST FOUR LOTS) \$ _____

_____ LOTS @ \$200.00 EACH LOT OVER FOUR LOTS \$ _____

TOTAL ESCROW DUE: \$ _____

APPROVAL FEES:

PRE-PRELIMINARY PLAT APPROVAL \$ 200.00

PRELIMINARY PLAT APPROVAL (200.00 OR 20.00/LOT) \$ 760.00

FINAL PLAT APPROVAL FEE (\$100.00 + \$5.00/LOT) \$ 290.00

FINAL PLAT SECTION FEE \$ ~~100.00~~

TOTAL APPROVAL FEES: \$ 1250.00

RECREATION FEES:

37 LOTS @ ^{2,000.00}~~\$1,500.00~~ / LOT \$ 74,000.00

TO BE DEDUCTED FROM ESCROW:

ESCROW POSTED: \$ _____

P.B. ENGINEER FEE \$ _____

P.B. ATTY. FEE \$ _____

MINUTES OF MEETING \$ _____

OTHER \$ _____

TOTAL DEDUCTION: \$ _____

REFUND: \$ _____

AMOUNT DUE: \$ _____

PERFORMANCE BOND AMOUNT \$ _____

INSPECTION FEE:

2% PRIVATE IMPROVEMENTS \$ _____

4% PUBLIC IMPROVEMENTS \$ _____

AS OF: 06/06/2005

PAGE: 2

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 1- 45

FOR WORK DONE PRIOR TO: 06/06/2005

								-----DOLLARS-----			
TASK-NO	REC	DATE	TRAN	EMPL	ACT DESCRIPTION	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
1-45	275874	05/02/05	TIME	BMM	MR BOND EST	99.00	1.00	99.00			
								405.90			
1-45	273934	05/02/05			BILL 05-427					-207.90	
1-45	277191	05/25/05			BILL 05-746					-198.00	
										-405.90	
1-45	278512	06/03/05	TIME	BMM	MC Final Plan review	99.00	1.00	99.00			
1-45	278513	06/03/05	TIME	NJE	MC Closeout	99.00	0.50	49.50			
1-45	278612	06/03/05	TIME	NJE	MC ADC WINDSOR EMC SHAW	99.00	0.40	39.60			
TASK TOTAL								1450.20	0.00	-1262.10	188.10
GRAND TOTAL								1450.20	0.00	-1262.10	188.10



RESULTS OF P.B. MEETING OF:

April 13, 2005

PROJECT: ADC Windsor

P.B. # 01-45

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N

M) S) VOTE: A N

TAKE LEAD AGENCY: Y___N___

CARRIED: Y_____N_____

M)___S)___ VOTE: A___N___

CARRIED: Y_____N_____

PUBLIC HEARING: _____ **WAIVED:** _____ **CLOSED:** _____

WAIVED:

CLOSED:

M) _____ S) _____ VOTE: A _____ N _____

SCHEDULE P.H.: Y_____N_____

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y__N__

APPROVAL:

M) AS) 5 VOTE: A 5 N 0 APPROVED: 4-13-05

VOTE: A 5 N 0

APPROVED: 4-13-05

NEED NEW PLANS: Y ☒ N ☐

CONDITIONS – NOTES:

Need Approval of 911 #'s

Now 38 Lots

Mark's Comments

Trees to be determined by Mark + Mike B.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive
Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF:

New Windsor

P/B APP. NO.:

01-45

WORK SESSION DATE:

6 April 2005

PROJECT: NEW

OLD

X

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

NOTICE

PROJECT NAME:

ADC Windsor

(see disc 4 MJE)

REPRESENTATIVES PRESENT:

Corey Chan

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- Street trees
- band est.
- cond of app'l
- Final P/D
- band est.
- offer/idea as reg'd by TA
- fles
- final review

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral: Y X N

Ready For Meeting X Y N

Recommended Mtg Date Next

NEXT AVAIL AGENDA

WorksessionForm.doc 9-02 MJE

FOR FINAL APPEAL



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhempa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

01-45

WORK SESSION DATE:

16 March 2005

PROJECT: NEW

OLD

X

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

re-sub.

PROJECT NAME:

ADC N/w

REPRESENTATIVES PRESENT:

Bill Schender / Greg Shaw

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

X

FIRE INSP.

PLANNER

OTHER

ITEMS DISCUSSED:

- P/H/B/M/R sllp mem
- Bond est -
- Off Ded -
- D/DC RAC
- LETTER IN MAIL FROM
DCOOH. / APPL

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

Y N

Ready For Meeting

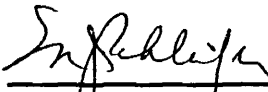
Y N

Recommended Mtg Date

Poss. 4/13

6. **THAT** individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewerage system is required within one year of the system becoming available.
7. **THAT** plan approval is limited to 5 years. Time extensions for plan approval may be granted by the Orange County Department of Health based upon development facts and the realty subdivision regulations in effect at that time. A new plan submission may be required to obtain a time extension.
8. **THAT** the approved plans must be filed with the Orange County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.

March 14, 2005
Date


_____, P.E.
M.J. Schleifer, P.E.
Assistant Commissioner



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

0145

WORK SESSION DATE:

2 Feb 2005

PROJECT: NEW

OLD ☒

REAPPEARANCE AT W/S REQUESTED:

No

RESUB. REQ'D:

new plan

PROJECT NAME:

ABC Major St

REPRESENTATIVES PRESENT:

Greg Shan

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

☒

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- 48 \Rightarrow 37 lots due
- to OLSOH
- Applicable zoning - not grandfathered
- 911 done
- PZH done per Shan
- Archaeological done SEARA already
- MPR for drainage dist done
- Rock Bord est.
- * Street Trees? talk to Peter
- bulk-area/widtl/bridge

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

Y N

Ready For Meeting

Y N

Recommended Mtg Date

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

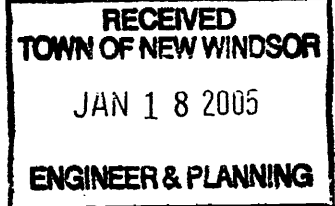
Shaw Engineering

Consulting Engineers

744 Broadway
P.O. Box 2569
Newburgh, New York 12550
(845) 561-3695

January 11, 2005

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, New York 12553



Att: John McDonald, Chief Information Technical Officer

Re: Subdivision For ADC Windsor Inc.
Kings Road

Dear Mr. McDonald:

I am writing this correspondence to your office regarding the proposed road names for the above referenced subdivision, and also for assigning the 911 Street Address System to the proposed lots. To assist you in your efforts we are enclosing 3 copies of the drawing entitled "Composite Site Plan -- Subdivision For ADC Windsor Inc." that contains a latest revision date of January 10, 2005.

The road names proposed by my client are as follows:

Road A	Foxhill Run
Road B	Wild Turkey Lane

Please return one copy of this drawing indicating the assigned 911 street addresses. If the proposed road names are unacceptable, my client would be please to submit new names for your review.

Thank you for your assistance in this matter.

Very truly yours,

SHAW ENGINEERING

Gregory A. Shaw, P.E.
Principal

GJS:mmv
Enclosure

Cc: Town Of New Windsor Planning Board
Dan Gueron Via Fax (212) 580-0752

ADC WINDSOR SUBDIVISION (01-45)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application involves subdivision of 142 acre parcel into 49 single family residential lots. Plan was previously reviewed at the 27 June 2001, 13 March 2002, 22 May 2002 planning board meetings. Required bulk data shown on the plan is correct for the zone use and application was grandfathered from the lot area requirements. We just did the previous application which was the lot line change. In my previous comments, I requested that the minimum livable area be provided and proposed values for the bulk data be added to verify compliance. This has not been added, Greg.

MR. SHAW: It will be.

MR. PETRO: As per my discussion with the applicant's engineer, two issues need to be discussed at this meeting and issues are drainage and cultural resources, so why don't you go from there.

MR. SHAW: Okay, just even to back up for a second, I want to re-walk some ground as to where this project has been. It's been before your board on numerous occasions, probably the last time maybe about eight months ago, it was for a 49 lot subdivision. As Mark said in his comments they were grandfathered, we're now down to 46 lots. We've lost a couple, one due to the size of the storm water detention pond and water quality pond and secondly, we've had to relocate the road as I mentioned on the previous application over the .94 acre parcel to get it out of the wetlands buffer area and with that, we also took out another lot. So we're now down to 46 and hopefully, that number will stand up, but only when you're done with the Health Department will you know for sure. We're

here tonight hoping to discuss preliminary subdivision approval. The last time we were before the board there were two issues as Mark pointed out in his comments, one was the storm water management which we prepared a substantial document for Mark's review and I noticed in his comments that he takes no exception to it. Hopefully, the storm drainage is behind us and that really consists of two major components, one is the water quality basin designated on parcel A and two, something unique to the Town of New Windsor, we have to construct a storm water sand filter, okay, at the intersection of our boulevard and Kings Road to filter the storm water that's strictly coming down our boulevard, this is part of the new storm water discharge regulations by the New York State DEC which were implemented in March.

MR. PETRO: Who maintains the sand filter?

MR. SHAW: Dedicated to the Town of New Windsor and more than likely, they're going to form a drainage district to encompass this whole parcel and homeowner is going to pay for the maintenance of the pond and storm water sand filter but it's not open for discussion, it's law and we're going to have to live with it, unfortunately.

MR. PETRO: Town of New Windsor gets the sand filters to take care of forever?

MR. SHAW: Yes.

MR. PETRO: That's a pretty good deal.

MR. SHAW: Yes, it is, especially for the developer. The other component in order to close out SEQRA is the cultural resources survey. What had happened was when Mark circulated for lead agency, the State Office of Parks and Historic Preservation responded and said they wanted a Phase 1-A cultural survey that was completed

that was submitted to your board and that was in turn submitted up to the state for their comment. And the bottom line is that the state is recommending that we go to a Phase 2 survey and what that means is every hundred feet on center you run a disk through the site, you have someone follow the disk looking for resources, very timely, very expensive. If I can just read from the report, kind of give you a feel as to where we are, this is the introduction, says background and research file reviews were conducted by the project consultants to assess the potential for prehistoric and historic cultural resources within the proposed project area. Based on the results of the documentary review, and site walk over several areas of the proposed site were identified that exhibit an average probability for the presence of prehistoric resources. Following extensive reviews no areas were identified to evidence potential for the presence of significant historic resources. So right now, we're talking prehistoric, not historic. The prehistoric sites that have been identified in the project area, none are located within the proposed project impact area, are situated in physical settings that are similar to portions of the project area. Identified prehistoric site locations can be summarized as level terraces of well drained soil to proximity, in proximity to water resources. Those portions of the project area that exhibit these characteristics are recommended for subsurface archeological testing. So what he's saying is that there's nothing on the site, okay, it's just in this general area you do have other sites which were sensitive, when I say sensitive within a couple miles for prehistoric cultural resources and because this site has relatively flat areas that drain to wet areas there it should be studied.

MR. PETRO: Prehistoric?

MR. SHAW: I just said historic has been an eliminated area under consideration in this report consists of the properties identified by the projects delineated on the

ADC WINDSOR SUBDIVISION (01-45)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Proposed 49 lot residential subdivision. We'll take a half hour recess and get back to you. This application involves subdivision of 142 acre parcel into 49 single family residential lots. The plan was previously reviewed at the 27 June, 2001, 13 March, 2002, 22 May, 2002, October 8, 2003 planning board meetings, it's R-1 zone, small portion in the OLI zone, required bulk data is correct and application is grandfathered from the new lot area requirements. The property is also involved in the lot line change with Witfield.

MR. EDSALL: That was previously approved, Greg, do you know if that's filed?

MR. SHAW: Yes.

MR. PETRO: Only open issues is final approval from the highway superintendent. What do I have there under review? No, wait a minute, no, it's been approved, conditional approval with engineer's approval. So Mark, it's up to you. To be determined by planning board regarding street trees we discussed that one time earlier, I guess, street trees. At this time the applicant is seeking final approval, they indicate that they have obtained Orange County Department of Health approval, is that true, sir?

MR. SHAW: Yes, I have a copy of the approval letter in the file.

MR. PETRO: Plans should be on file at the planning board and it is, I am aware of no problems with the board granting this approval with the following conditions, final review of the plans with planning

board engineer to verify and accept all previous comments addressed, submittal of the public improvement cost estimate approval standard, verification that drainage district has been formed. Mark?

MR. EDSALL: I received today some paperwork indicating that it's in the works so they would just have to--

MR. SHAW: It has been submitted, hand delivered today.

MR. EDSALL: That needs just to be finished.

MR. PETRO: I won't sign it until you tell me it's ready to go.

MR. EDSALL: Correct.

MR. PETRO: Verification that the 9-1-1 street numbering that's been, has been approved by the fire inspector if I look over here.

MR. SHAW: Mr. Chairman, the street names and the 9-1-1 numbering system has been, was given to me by the fire inspector and it's reflected on the plans, so I think you do need to just get something in the file stating that he verifies it but it is done.

MR. PETRO: Will you take care of that?

MS. MASON: Yes.

MR. PETRO: We'll take care of that here because it's obviously done, submittal of offers of dedication subject to the conditions of the attorney for the Town.

MR. SHAW: Submitted today.

MR. PETRO: So these are all items that Myra and/or Mark can tell me are completed and then I'd be able to sign the plan sometime in the future.

MR. SHAW: I think we need to revise it, one item that is the street trees. You have new subdivision regulations which require street trees on each side of the treat for every 40 feet, okay, and in discussing this with Mark at the workshop session he felt that it was necessary to come before the board to see how you feel about street trees because if you do, they need to be reflected on the bond estimate, that's really the only thing holding up the submission of that in to your engineer. So I think you need to tell me what your pleasure is regarding street trees.

MR. EDSALL: I spoke since that with Mike and apparently the Town recommends that that's in the code, has been requiring street trees, but they're not holding to the 40 as a definitive number, it's varying between 50 and 70, 75, so we probably will include some number consistent with what Mike's been applying.

MR. BABCOCK: I made Mt. Airy. You can't come up with a number, 40 feet, it doesn't work, could be a catch basin, can be utilities, whatever, so I told them 50 to 75 feet actually looks nice.

MR. PETRO: But for bond purposes, you can come up with a number?

MR. EDSALL: We'll come up with a number, an average.

MR. PETRO: No sense of us telling you.

MR. BABCOCK: If they're 40 feet, the bond would be more, that was, or do you want them, I think that's really--

MR. PETRO: It's hard to come up with a definitive spread because like you say, it could come right in the middle.

MR. EDSALL: Point being if we bond for an average of every 50 feet and the highway superintendent decides that he wants less, then it's bonded but it doesn't get installed, it's covered.

MR. PETRO: Is that acceptable to you? I'm sure it is, every 50 feet.

MR. BABCOCK: I think the applicant's saying he would rather you say he don't have to put them in at all.

MR. SHAW: Thank you.

MR. PETRO: No.

MR. BABCOCK: That's what we need.

MR. PETRO: Just do what we've been doing, you take care of the number and you take care of the bond estimate.

MR. EDSALL: Worst case if it's determined if areas where there's existing vegetation that this developer protects the existing trees and they're not destroyed, we eliminate them, if they clear cut everything and there's no trees to be seen for miles.

MR. PETRO: We're trying to get away from the clear cutting, it's been rampant.

MR. SHAW: That's a farm, it's pretty much wide open, it's meadow, you'll see maybe little clusters of trees, of wooded areas but for the most part, it's just a field, so issue of clear cutting is behind us, it was done decades ago, the million dollar question is with this being an open field, do you want a ring of trees around the roadway and only the roadway cause that's where the trees are or do you think it would be a more aesthetic site if there was no trees?

MR. PETRO: Can never be more aesthetic without trees, but you have to use common judgment, if he comes up to where trees are planted as natural vegetation--

MR. EDSALL: Good thing is the trees would be the last thing you'd do so you'd have the advantage of having it all installed and make an actual visual inspection.

MR. ARGENIO: I was going to ask who decides what kind of tree? I don't want to get into too much.

MR. BABCOCK: We do, we change the type of tree on each.

MR. ARGENIO: There should be trees, I think it should be every 12 or 13 feet. I think every 50 feet or so is good.

MR. SHAW: Mark, am I to understand that there will be no location of the trees on the drawings, just be a number that will be generated by you and put into the bond estimate?

MR. EDSALL: Correct.

MR. BABCOCK: The other thing we ran into as you know Mt. Airy was occupied when we started this process and some people didn't want trees in their front yard, believe it or not, they didn't want them.

MR. PETRO: If they don't want it and if they're living there--

MR. BABCOCK: We didn't want to have a tree and then space and then all of a sudden no trees, so we actually opened up the spacing so that we could skip that person's lot so it would look right when you're driving down the road. We'll take care of it.

MR. EDSALL: We won't locate anything on the plans,

we'll just include it in the bond.

MR. SHAW: You'll just give me a number?

MR. EDSALL: We will.

MR. SHAW: Thank you.

MR. PETRO: Greg, where is the sidewalks on this?

MR. SHAW: Not going to see it on that drawing. What I did not do is hand the board an entire set of drawings because we would have had to have taken out a few trees. If you look, you'll see on the plans there's concrete sidewalk throughout on one side of the street.

MR. SCHLESINGER: Interior or--

MR. SHAW: It's pretty much going to be on the exterior of the road, it's going to be on the side which faces the boundary of the subdivision.

MR. ARGENIO: We've seen this level of detail though prior to this meeting on several occasions, am I correct?

MR. SHAW: Yeah.

MR. ARGENIO: That's what I remember.

MR. SCHLESINGER: And lighting?

MR. ARGENIO: It's on the plan.

MR. SHAW: There's street lighting, you won't be able to see it, the lights were decided by your engineer, myself at a workshop meeting at critical locations that I felt was appropriate.

MR. ARGENIO: Where has this applicant been for the

past 20 months, 18 months?

MR. SHAW: What had happened was in order for us to not have to go to the DEC for a permit to disturb the buffer of the DEC wetlands, we had to purchase a strip of property from Mr. Witfield, that took about a year because he had to have a subdivision before the board himself, all right, and he wanted to have that rectified before he was in a position of conveying that property to my client so that just killed about a year. And last October when you told everyone that they had 12 months to wrap up all their projects, if they were grandfathered, we got into a foot race where we were actually having a joint site inspection with the health department in the middle of December with three inches of snow on the ground.

MR. ARGENIO: To close on the land and keep the thing moving?

MR. SHAW: Absolutely, we did not want to be in a position of coming back here in August, all right, and finding the time is running thin. Mr. Petro was very clear when he says a stamped plan by October, he means a stamped plan.

MR. ARGENIO: Okay.

MR. PETRO: In the meantime, the lots have gone up 75,000 a piece so everybody is happy.

MR. SHAW: Can I just bring one other item out to the board? When we dealt with the SEQRA on this project it was based on 49 lots, all the drainage was on 49 lots and you generated a negative declaration on 49 lots. This application before you is only for 38 lots and the reason that it's 38 is that we ran into a time with respect to timing bad weather to continue doing additional percolation tests, trying to generate another lot or two. What I'd like to at least get into

the record is that we may be returning back to this board some day to resubdivide some of these large lots realizing full well that they will not be grandfathered in, they have to comply with the current zoning, but SEQRA has been addressed, okay, for any additional lots that would be recreated on this subdivision up to 49 and there's no way we're going to get another 11 lots but we'll probably get a couple.

MR. PETRO: I don't have a problem with it, of course it's going to be 80,000 square foot lots?

MR. SHAW: 80,000 square foot lots.

MR. PETRO: Okay, Greg, I think we went over everything here. Mark, once again, I'm repeating it twice, the highway conditionally approved with the engineer's approval, okay, you have the other six bullets that I read in earlier, Greg, that you're going to have to comply with before I sign the plans?

MR. SHAW: Absolutely.

MR. PETRO: Trees will be determined by the building inspector and Mark Edsall for the bond estimate and that's about it. You may or may not be in to subdivide a couple lots again but under the new zoning law.

MR. SHAW: Under the new zoning.

MR. PETRO: I don't see anything else, you have 9-1-1 on there, we talked about that.

MR. SHAW: Correct.

MR. ARGENIO: Jim, relative to the trees, how can you do a subject to the trees?

MR. PETRO: I'm not going to do a subject-to relative to the trees.

MR. EDSALL: And I'm going to make sure it's included in the bond, that's all.

MR. PETRO: Once it's in the bond, he's going to want to do it.

MR. ARGENIO: It's just the bullets, subject to the bullets that we read in.

MR. PETRO: All right, motion for final approval.

MR. ARGENIO: Motion for final approval for ADC Windsor subdivision major subdivision subject to the six bullets that Jim read in earlier.

MR. SCHLESINGER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the ADC Windsor subdivision on Kings Road, I went over the six bullets earlier, do I need them again, with the six bullets that Mark gave me on his sheet. Are there any further comments from any of the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. KARNAVEZOS	AYE
MR. MASON	AYE
MR. SCHLESINGER	AYE
MR. PETRO	AYE

MR. SHAW: Thank you.

MR. PETRO: Greg, what's in the boulevard, what's going to be in the center median?

MR. SHAW: It's going to be a grass area and I'm sure

April 13, 2005

26

there's going to be trees cause when Mark and I talked about the trees probably we thought that they would be a nice effect to be able to drive up that boulevard and have the trees line the middle of it, so I'm sure that's where Mark is going to put a good percentage of the trees.

MR. PETRO: Thank you.

plans, this assessment consists of a review of the available site files, documents, local respondents and other such information that was available. A visual inspection of the project area was conducted to identify significant historic, prehistoric cultural resources that may be visible on the surface. And then he recommends the Phase 1-B investigation on identified portions of the subject property. I guess what I'm asking this board, well, let me just back up. Point of reference, had we crossed the DEC wetlands and we needed a permit from the DEC, all right, we definitely would have to prepare the Phase 1-B archeological research because we couldn't get the permit from the DEC without completing it. What we have done is obtained the right to move the road on this parcel which we're going to purchase and move it out of the wetlands, therefore, we do not have to file with the DEC of Department of Parks, it's strictly a local determination by this board as to whether or not you feel you want to make the applicant go through the Phase 1-B study for prehistoric artifacts, all right, that may be found on the site because they've had sensitivity to other sites within close proximity of the project.

MR. ARGENIO: What it said was level plateaus, didn't say specifically what sites, is that what it said?

MR. SHAW: Correct, sites similar to this.

MR. PETRO: Lot of shale, is that the reason?

MR. SHAW: No, it was an active farm probably till what, Lester, maybe seven, eight years ago, it was an active farm until seven, eight years ago, what you have are the wetlands here which we're not proposing to disturb whatsoever, then on this portion of the site and it's an access road going up to the top and you have a slope of maybe about 8 percent as it falls in this fashion. If it was an active farm, you have some

structures on there in areas which are scheduled to be demolished and for the most part they're collapsed already and other than that, there's nothing on the site but brush, trees and wildlife.

MR. EDSALL: Did you say that the level areas would be the areas they seem to have a concern about have all been farmed area?

MR. SHAW: Yes.

MR. EDSALL: Likely be concluded that anything would have already been disturbed.

MR. SHAW: That would be my suspect. The only exceptions to that is you've got a pocket of woods here, okay, so if you really wanted to be technical, that wasn't farmed but outside of that, this whole site is brush, accessible with a vehicle and it was an active farm.

MR. PETRO: It may not hold water, it could say prehistoric four or five feet down.

MR. SHAW: We're only examining the top 18 inches.

MR. PETRO: That seems to be kind of foolish, if you've been farming it for 20 years. Are we lead agency?

MR. EDSALL: I believe you did quite a while ago.

MR. EDSALL: 22nd of May 2002, just shortly after that other meeting.

MR. PETRO: Still have Highway under review and Fire approved on 10/8/2003, 911 addresses available need for road names. Greg?

MR. SHAW: Okay, all those are relatively minor. Cause once we get preliminary from this board, we're off to

the Health Department. First thing we have to do is drill five wells on the site so it's going to take us a minimum of six to nine months in order to get Health Department approval and then in that time period we could tie up any loose ends that the board would feel are appropriate.

MR. PETRO: You still have to draw the sidewalks on the plan, too, Greg.

MR. EDSALL: The other SEQRA issue, so it's on the record is the storm water management, we did review that and everything's fine. He's aware they have to create the district, it was quite an extensive report and Pat Hines had reviewed that, said he did a good job, I guess you could say he got a home run.

MR. PETRO: Until all issues are resolved, the board cannot proceed with the determination of significance. What other issues are there, other than the one we're talking about?

MR. SHAW: In my opinion, I think that's all that's on the table.

MR. PETRO: Not impacting the wetlands anymore.

MR. SHAW: No, we're not going to be getting a permit from the DEC for filling of the wetlands, we've moved the roads to stay away from the wetlands.

MR. EDSALL: The only other issue that rolls into SEQRA but it's something we can address is the final details, we were out on this section of Kings Road recently and we may have to work with you on some either piping or swale improvements along the shoulder of Kings Road in the area of your access cause it's taking on quite a bit of water in that area, I'm sure you've got a culvert through this anyway.

MR. SHAW: We've not only piped down our new boulevard but what we have done is put in this rip-rap swale to cut off the storm water coming onto our property and put a basin there, not only for the swale, but to pick up the water.

MR. EDSALL: I'm talking about what runs down the side of Kings Road cause we've now got a boulevard entrance to cross.

MR. SHAW: We're picking it up with a basin or two.

MR. EDSALL: On top of the hill and redirecting in?

MR. SHAW: Correct.

MR. EDSALL: That would help out quite a bit so they are helping us with what we saw.

MR. SHAW: We don't want water from--

MR. PETRO: Do we have to do negative dec for preliminary approval?

MR. EDSALL: That would be the appropriate time, do it before you make your preliminary approval.

MR. EDSALL: I would say if you're in agreement with Greg's suggestion on how to handle the cultural resources issue that at that point would be the last issue that you would need to have resolved for the negative dec.

MR. PETRO: Who's asking you to do it?

MR. SHAW: And I believe we have a copy of that letter in your file.

MR. PETRO: Is it a state agency asking you or is it a private company that you hired to do this?

MR. SHAW: It's a combination of the two, the consultants that Dan Gehrin (phonetic) hired followed the guidelines of the state, all right, and came to the determination you should do a Phase 2 study that was sent to the New York State Office of Parks, Recreation and Historic Preservation and they responded and again you should have a letter in your file where basically they concur that a Phase 1-B study should be performed. What we're saying to this board is you have to make a determination as to whether or not this study for prehistoric artifacts is relevant enough, should you choose not to, he's not obligated to complete the study for the state because we do not need a permit from the state because we purchased the property and moved the road.

MR. LANDER: But they didn't ask you for that study because you were going to cross the wetlands, did they?

MR. SHAW: No, absolutely not. What happened was you sent as part of the circulation package for lead agency a notice to the state, the state responded and said listen, we looked at the map and there's some sensitivity in the area, we think you ought to do Phase 1 archeological study, it was performed, sent to the state, the state looked at it, responded back and said you're in the proximity of other sensitive areas, I think we ought to do a 1-B study, that's where we are now.

MR. MASON: By letting them in to do the study, it's going to tie the project up?

MR. SHAW: Well, yeah, it's an expense and time factor and we'd like to move on to the Health Department. Just that simple.

MR. PETRO: Let me give you my opinion then I want to poll the board, see if they agree. We'll go from

there, okay. I've been here 50 years, I don't ever remember hearing of anything out there for dinosaur bones or prehistoric man, so I don't know if that's really a good reason to hold up a project and to go up there with spoons and stuff and start looking around 18 inches down. I don't think you're going to find anything. I think it's unreasonable in my opinion but I think if you want the board to go forward and not require that a Phase 1 be looked into, I also want to protect the Town in case a lawsuit of some kind comes up in trying to stop the project because it was requested and we overruled it basically or didn't go along with it and saw a reason not to by your persuasion and by some common sense, I think that you are not going to hold us accountable. You will be at your own time and own risk to deal with it. And that's what I have to say. I think it's not reasonable, I've never heard of anything like that being found around here. I'm here 51 years and to hold up a project to look for dinosaur bones I think is unreasonable. Anybody have anything to add or take away from that?

MR. ARGENIO: I have one thing to add, I don't think that it's unreasonable to hold a project up to look for dinosaur bones but I do agree with what you said 51 years here and you see no evidence of dinosaur bones in the vicinity of the west end of the Town of New Windsor. I think that's a very reasonable statement and I also think that the comment that Mr. Edsall made was a very reasonable statement as well that that area of the Town had been farmed for years and years and years, the Babcock farm is out there, this farm and several other farms out that way that I don't know the name of but I know they're out there because I live out that way. That's what I have to say.

MR. PETRO: Anybody else?

MR. LANDER: I concur.

MR. MASON: I agree with you too, I think that it's unreasonable if it's going to tie him up for a long period of time.

MR. KARNAVEZOS: I agree too, I mean, if you were going to find something you're going to find it in the 30 years that he was farming there. The spoons that they use go down what, 12, 16 inches right when they turn the dirt over.

MR. PETRO: Okay so with that, I'll entertain a motion for negative dec.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the ADC Windsor subdivision on Kings Road. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: I would suggest that you get to the Board of Health and I also suggest that you take a copy of Mark's comments, put the sidewalks on the plan and two or three of the other comments.

MR. SHAW: Absolutely.

MR. EDSALL: You need to do preliminary.

MR. BABCOCK: You only did negative dec.

MR. PETRO: Motion for preliminary approval for the ADC Windsor subdivision on Kings Road.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant preliminary approval to the ADC Windsor subdivision on Kings Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion to adjourn?

MR. KARNAVEZOS: So moved.

MR. ARGENIO: Second it.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE

October 8, 2003

52

MR. PETRO

AYE

Respectfully Submitted by:

A handwritten signature in cursive script that reads "Frances Roth". The signature is written in dark ink and is positioned above the printed name and title.

Frances Roth
Stenographer

10/8/03



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 Airport Center Drive
Suite 202

New Windsor, New York 12553

(845) 567-3100

fax: (845) 567-3232

e-mail: mhenry@mhepc.com

Writer's e-mail address:

mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ADC WINDSOR, INC. MAJOR SUBDIVISION
PROJECT LOCATION: KINGS ROAD
SECTION 54 – BLOCK 1 – LOT 2
PROJECT NUMBER: 01-45
DATE: 13 MARCH 2002
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 142+
ACRE PARCEL INTO 49 SINGLE-FAMILY RESIDENTIAL LOTS. THE
PLAN WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2001,
13 MARCH 2002 AND 22 MAY 2002 PLANNING BOARD MEETINGS.

1. The property is located in the R-1 Zoning District of the Town, with a very small portion in the OLI Zone. The “required” bulk data shown on the plan is correct for the zone and use, and the application is “grand-fathered” from the new lot area requirements.

This property is also involved in the lot line change with Witfield, the previous application on this agenda (03-30).

In my previous comments, I requested that the “Minimum Livable Area” and “provided” and “proposed” values for bulk data be added for each lot, to verify compliance. This *has not* been added. As well, the plan should include metes and bounds for the individual lots, as prepared by a licensed land surveyor.

2. As per my discussions with the applicant’s engineer, two SEQRA issues need discussion at this meeting. The issues are drainage and cultural resources. Note the following:
 - We have reviewed the stormwater management report and take no exception to the design submitted.
 - With regard to Cultural Resources, the applicant had a Phase 1A survey completed. The report recommends that Phase 1B testing be performed due to the probability for prehistoric resources. The board should discuss this issue with the applicant.

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

Note that the Board assumed Lead Agency at the 22 May 2002 meeting. Until all issues are resolved, the board cannot proceed with a determination of significance.

3. There are some outstanding matters on the application. The applicant should address these as soon as practical.

- Once complete preliminary plans are submitted, a joint review of the details and profiles for the roadway construction will be made with the Highway Superintendent.
- At the 13 March 2001 meeting, the board determined that sidewalks on one side and street trees and street lights would be required. The plans should reflect these requirements.
- Based on a recent visit to the Kings Road area with the Highway Superintendent, there are drainage problems noted in this area of the Town road. Our investigation is ongoing and may require coordination with improvements proposed by this developer.
- The project requires the establishment of a Drainage District.
- As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer



October 8, 2003

P.B. # 01-45

NEGATIVE DEC:

M) K S) L VOTE: A 5 N 0

CARRIED: Y ✓ N

M)____S)____VOTE: A____N____

CARRIED: Y N

PUBLIC HEARING: **WAIVED:**_____ **CLOSED:**_____

M) _____ S) _____ VOTE: A _____ N _____ SCHEDULE P.H.: Y _____ N _____

SEND TO O.C. PLANNING: Y_____

SEND TO DEPT. OF TRANSPORTATION: Y.

REFER TO Z.B.A.: M)____S)____ VOTE: A____N____

RETURN TO WORK SHOP: Y___N___

**PRELIMINARY
APPROVAL:**

M) L S) K VOTE: A 5 N 0

Preliminary
APPROVED: 10-8-03

NEED NEW PLANS: Y_____ N_____

CONDITIONS – NOTES:

Address Mark's Comments of 10-8-03



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

February 25, 2003

Charles Thomas
BTK Associates, Inc.
PO Box 527
Goshen, NY 10924

Dear Mr. Thomas;

Re: SEQRA
ADC Windsor, Inc. Subdivision
Kings Road. Town of New Windsor,
Orange County, New York
02PR01379

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect significant historical/cultural resources. OPRHP has reviewed the report "*Phase 1A Cultural Resource Survey, Proposed Kings Road Subdivision, Town of New Windsor, Orange County, New York*" prepared by BTK Associates, Inc. in January 2003. Based on this review, OPRHP offers the following comments.

1. OPRHP concurs that the property should be considered sensitive for prehistoric cultural deposits. Additionally, OPRHP recommends that the property be considered sensitive for historic deposits associated with the 19th century farm structures as well. Although the original structures have been removed OPRHP recommends testing in the vicinity of any ground disturbing activity around the structure locations to determine if any intact subsurface deposits remain.
2. OPRHP recommends a Phase 1B field investigation of all portions of the Area of Potential Effect that can not be removed based on extreme slope, standing water or extensive prior disturbance. The APE should include all areas that may be subjected to any form of ground disturbance. This should include main and access roads, building sites, septic fields, utility line corridors (water, electric, gas, lines to septic fields etc.), proposed drainage features (i.e. detention basin) and areas that will be landscaped (elevation changes, tree and brush clearing, topsoil stripping, etc.).
3. Upon completion of this testing OPRHP will render recommendation regarding those areas that have been examined, however any areas not examined at this time may be subject to future investigation should ground disturbing activity ever be proposed.

Please contact me at extension 3291 if you have any questions regarding these comments.

Sincerely

Douglas P. Mackey
Historic Preservation Program Analyst
Archaeology

cc: Mark Edsall, New Windsor Planning Board

PUBLIC HEARING:

ADC WINDSOR, INC. SUBDIVISION (01-45)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This is a 49 lot residential subdivision. This application involves subdivision of 142 acres into 49 single residential lots. The plan was previously reviewed at the 27 June, 2001, 13 March, 2002 planning board meetings. The application is before the board for a public hearing at this time. And property is located in an R-1 zoning district of the town, which is a permitted use?

MR. SHAW: Yes.

MR. PETRO: Are you done? Go ahead.

MR. SHAW: Thank you. For the record, my name is Greg Shaw and I'm with Shaw Engineering representing ADC Windsor tonight. As the Chairman mentioned, our proposal is to subdivide 142 acres of land on Kings Road into 49 single family detached lots. The parcel is in an R-1 zone where we're required to provide a minimum lot area of 43,560 square feet per lot. The site really consists of three geometric formations.

MR. PETRO: Address the board first, please.

MR. SHAW: We have three distinct portions of the site, westerly portion consists of steep embankment and a relatively flat area at its base, none of that is proposed for development. You'll be coming in off Kings Road, going up an incline of a new boulevard that being the dual lane 20 foot wide each, up into this second area which is a large plateau brush area and that's where the bulk of the development will take place. As you continue on in the easterly fashion, you again get into an area where you have relatively steep banks, wooded area and again we're proposing to leave that in its existing condition. So out of 142 acres, we're probably really going to be developing about 80 acres of it. The rest is going to be left in the very

natural state and again, the majority of the property is brush with some isolated wooded areas. What we're proposing to do is to come off of Kings Road with a boulevard that being again a dual lane 20 feet wide to allow traffic to climb up to the top of the hill. Once we get to the top of the hill, we'll have an internal loop system throughout the subdivision with one cul-de-sac servicing about 9 lots in the southerly portion of the site. The slopes of that road system are going to vary from minimum slope of one percent to a maximum of ten percent, all of which are in accordance with the town road specifications. They'll be built to the, according to the town road specs and upon completion, they'd be dedicated to the town. With respect to the infrastructure, there are no central water or sewer facilities available. We will be installing storm drainage system throughout the roadway and collecting the storm water that flows onto the site and that which is generated by the site will be discharged primarily into a new storm water detention water quality basin, which is along the southerly property line, that's where the storm water presently flows now. That will be collected, detained, improved in its quality, then discharged through a level spreader which again will emulate the existing conditions. There will be some storm water which will be flowing down Road A and that will be picked up by drainage system and again discharged into the relatively large flat area of lots 32, 31 and 30 and it will flow overland again, as per the existing conditions flowing in a southerly direction. There will be some minor storm drainage which will be flowing to the east, but again, with the bulk of the development discharging to the water quality basin, there will not be an increase in storm water flow in the direction. With respect to water and sewer facilities, as I said, there are no central facilities available to the project so we'll be relying upon individual wells and individual subsurface sewage disposal systems. While this board I'm sure is interested in it, each system will be reviewed by the Orange County Department of Health and approved prior to coming back to this board for a final subdivision approval. With respect to the wells, each well will be serviced by an individual well and again a requirement

of realty subdivision approval from the health department is that we drill four to five test wells and to test them to come up with a minimum yield and to present that information to the health department to demonstrate that this parcel of land can provide water to the 49 new homes. That's just a general overview of the project. I'd be happy to answer any questions that the board may have or the public when the comment period opens.

MR. LANDER: First of all, Mr. Shaw, we have sufficient sight distance, I see we have a turn on Kings Road?

MR. SHAW: Yes, we do, you'll notice on drawing one of 12, I have a sight distance of 400 feet to the east and a minimum distance of 800 feet to the west.

MR. LANDER: Speed limit on the road is?

MR. SHAW: Thirty miles an hour and I believe there are a maximum of 15 homes on Kings Road, so it's not a very heavily traveled road. You'll notice that the reason I brought it up closer to the turn is that there are some DEC wetlands on the adjacent parcel, the buffer area bleeds over onto our parcel, to stay away from that entirely, the road had to be moved a little bit more to the east than originally planned.

MR. PETRO: Lead agency coordination letter mailed out March 14, 2002, we've had no responses.

MR. LANDER: So moved.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board assume lead agency under the SEQRA process for the ADC Windsor Inc. subdivision.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE

MR. PETRO

AYE

MR. PETRO: We have fire approval on 5/10/02 and highway approval is under review. Okay, on this day, 5/10/02, 28 addressed envelopes containing attached notice of public hearing were mailed out. If someone is interested in speaking for or against this application, please be recognized by the Chair, come forward, state your name and address and your concern. Is anyone here who would like to speak? Nobody wants to talk about this application? Motion to close the public hearing.

MR. ARGENIO: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the ADC Windsor Inc. subdivision on Kings Drive. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I will open it back up to the board for any further comment and review. Greg, there's three or four comments from Mark, we're not going to go over them all, I assume you can pick up a sheet, you can read them yourself. Some are housekeeping, some are other items. You have to get together with the highway superintendent and we have looked at this three or four times already. Is there any other changes to any of the lots? Mark, do you have any other comments that you feel should be brought out at this time?

MR. EDSALL: No, what I'd like to do is since there are no concerns from the public nor from the board, I will go through the plans in detail with Henry Kroll, we'll

May 22, 2002

7

get any comments to Greg prior to his forwarding this on to the Orange County Department of Health, I'm sure at that point it will be in good shape.

MR. PETRO: Any board members have any comment at this time? We're going to see it again so thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mlhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ADC WINDSOR, INC. MAJOR SUBDIVISION
PROJECT LOCATION: KINGS ROAD
SECTION 54 – BLOCK 1 – LOT 2
PROJECT NUMBER: 01-45
DATE: 13 MARCH 2002
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 142+ ACRE PARCEL INTO 49 SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2001 AND 13 MARCH 2002 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

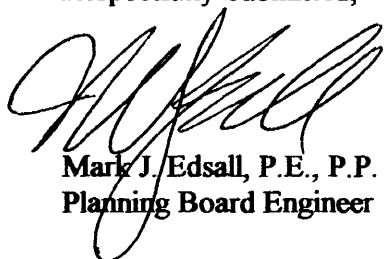
1. The property is located in the R-1 Zoning District of the Town, with a very small portion in the OLI Zone. The “required” bulk data shown on the plan is correct for the zone and use, and the application is “grand-fathered” from the new lot area requirements.

In my previous comments, I requested that the “Minimum Livable Area” and “provided” and “proposed” values for bulk data be added for each lot, to verify compliance. This *has not* been added.

2. We previously noted some additional information and reviews which need to be made. These items are as follows, and will be addressed following the public hearing::
 - a. A joint review of the details and profiles for the roadway construction will be made with the Highway Superintendent.
 - b. The applicant’s engineer should submit design data for the Detention/Water Quality Basin should be submitted.
 - c. The roadway will require both sidewalks and streetlights, unless otherwise waived by the Highway Superintendent and Town Board.

- d. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.
3. A Lead Agency Coordination letter was issued on 14 March 2002. The planning board secretary should advise of an responses, and it may be appropriate that the Board formally assume the position of Lead Agency under SEQRA at this time.
4. A Public Hearing will be required for this major subdivision. I believe the plans are adequate at this time. The date should be after the 30-day period for Lead Agency coordination.
5. If any concerns are noted by the public at this hearing, I will be pleased to review same, as deemed appropriate by the Planning Board.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW01-45-22May02.doc

RESULTS OF P.B. MEETING OF: May 27 2002

PROJECT: ADC Subdivision P.B.# 01-45

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y ☒ N__

CARRIED: YES__ NO__

M) L S) K VOTE: A 5 N 0

CARRIED: YES ☒ NO__

WAIVE PUBLIC HEARING:

M) L S) A VOTE: A 5 N 0

Closed
WAIVED: Y ☒ N__

Closed
SCHEDULE P.H. Y L N A

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

No Public Comment
Need O.C. Health Dept

RICHARD O'NEER
66 Union Ave
New Windsor, N.Y.
12553

5/20/02

New Windsor Planning Board
555 Union Ave
New Windsor, N.Y. 12553

~~To Hon~~ Dear Gentlemen,

With regards to the A.D.C. Project there is a seasonal
Spring that ^{produces} significant ~~in~~ amounts of run off ^{of} ~~and~~
water.
and as near as I can determine there is no provision to
handle the water that will ultimately run through lot 8.
Also lots 9 and 39 are extremely wet seasonally.



LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the
TOWN OF NEW WINDSOR, County of Orange, State of New York will hold a
PUBLIC HEARING AT Town Hall, 555 Union Avenue, New Windsor, New York
on May 22, 2002 at 7:30 P.M. on the approval of the
date

proposed ☐ SITE PLAN / ☒ SUBDIVISION / ☐ SPECIAL PERMIT approval

for ADC Windsor Inc. located at formerly
name of project

131 Kings Road Tax Map # 54 1 2.2
Address of project section, block, lot

Map of the project is on file and may be inspected at the PLANNING BOARD
OFFICE, Town Hall, 555 Union Avenue, New Windsor, NY prior to Public
Hearing.

April 19, 2002

Date

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/~~Site Plan~~ for ADC Windsor Inc. for the proposed 49 lots to be located on a 142 acre parcel of
(briefly describe project)
land formerly identified as 131 Kings Road

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

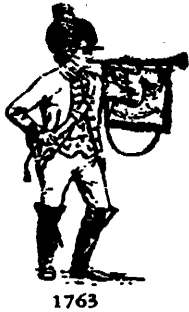
Owner/Applicant ADC Windsor Inc.
Name
Address: 1001 Forest Glen
New Windsor, NY 12553
Project Location: 54 1 2.2
Tax Map # Sec., Block, Lot
Street: Formerly 131 Kings Road

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, N.Y.

Date: April 19, 2002

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.,
Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

April 2, 2002

ADC Windsor, Inc.
C/O Shaw Engineering
131 Kings Road
New Windsor, NY 12553

Re: 54-1-2.2

Dear Mr. Shaw:

According to our records, the attached list of property owners are within five hundred(500) feet of the referenced property.

Parcels marked with an asterisk(*)represent abutting parcels, and three(***)represent that the parcel is both abutting and located within an Agricultural District.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/srr

Attachments

CC: Myra [illegible], FB

George J. Meyers, Supervisor
Town of New Windsor ✓
555 Union Avenue
New Windsor, NY 12553

Deborah Green, Town Clerk ✓
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

Andrew Krieger, Esq. ✓
219 Quassaick Avenue
New Windsor, NY 12553

James Petro, Chairman ✓
Planning Board
555 Union Avenue
New Windsor, NY 12553

Mark J. Edsall, P.E. ✓
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive Suite 202
New Windsor, NY 12553

32-1-12 & 32-1-13 * ✓
Richard & Linda Ostner
66 Union Avenue
New Windsor, NY 12553

32-1-14.3 & 32-1-14.4 * ✓
Donald Witfield
2294 Rt 208
Montgomery, NY 12549

32-1-18.1 * & 32-1-18.2 ✓
Jean Finnegan
26 Richman Avenue
Newburgh, NY 12550

32-1-23.2 * ✓
Robert Fox
C/O Linda Big
279 Quassaick Avenue
New Windsor, NY 12553

32-1-24
Parsonage Little Britain N/A
C/O Francis Coleman
363 Lake Road
New Windsor, NY 12553

54-1-1.12 * ✓
Westminster Church
560 Station Road
Rock Tavern, NY 12575

54-1-1.13 * ✓
Westminster Church of Newburgh
614 Station Road
Rock Tavern, NY 12575

54-1-3.11 * ✓
Willard & Diane Burt
4 Dutchman Drive
New Windsor, NY 12553

54-1-3.12 * ✓
Joseph & Anne Diaz
10 Dutchman Drive
New Windsor, NY 12553

54-1-3.13 * ✓
Wanda & Theodore Jacobsohn
16 Dutchman Drive
New Windsor, NY 12553

54-1-3.14 * ✓
Thomas & Lynn Ann Buhler
22 Dutchman Drive
New Windsor, NY 12553

54-1-8.1 * ✓
Walter & Sarah Sladewski
499 Lake Road
New Windsor, NY 12553

54-1-53.1 *** ✓
Dorothy & John Jr. & Clay Clement
C/O Dorothy Clement
548 Station Road
Rock Tavern, NY 12575

54-1-61 * ✓
Brian & Laura Remaley
39 Deer Brook Drive
New Windsor, NY 12553

54-1-62 * ✓
Craig Lamison
29 Deer Brook Drive
New Windsor, NY 12553

54-1-63.2 * ✓
Drew & Veronica Russell
21 Deer Brook Drive
New Windsor, NY 12553

54-1-70 * ✓
Peter & Helen Fedun
32 Dutchman Drive
New Windsor, NY 12553

54-1-71 * ✓
Carmine & Patricia DeFreese
41 Dutchman Drive
New Windsor, NY 12553

32-1-1
Stewart International Airport
C/O Airport Dir NYS Dept Trans.
1035 First Street
New Windsor, NY 12553

32-1-14.2
Peter & Diane Doolan
67 Kings Road
Rock Tavern, NY 12575

32-1-19
Carlos & Zoraida Mercado
87 Kings Road
Rock Tavern, NY 12575

32-1-20.1
Frederick & Margaret Miles
77 Kings Road
Rock Tavern, NY 12575

54-1-1.11
Westminster Church of Newburgh
Station Road
Rock Tavern, NY 12575

54-1-2.1 * ✓
Fox Hill Associates
108 Old Mountain Road
Upper Nyack, NY 10960

54-1-3.14
Thomas & Lynn Ann Buhler
22 Dutchman Drive
New Windsor, NY 12553

54-1-3.2
Lillian Sladewski
469 Lake Road
New Windsor, NY 12553

54-1-3.32
Mark Orlandi
516 Lake Road
New Windsor, NY 12553

54-1-3.33
Anthony & Janine Cassisi
490 Lake Road
New Windsor, NY 12553

54-1-5
Edward Sladewski
504 Lake Road
New Windsor, NY 12553

54-1-6
Kenneth & Loretta Kennedy
510 Lake Road
New Windsor, NY 12553

54-1-7.1
Henry Specht
511 Lake Road
New Windsor, NY 12553

54-1-59
Mark & Denise Evans
32 Deek Brook Road
New Windsor, NY 12553

54-1-60
Wilson & Irene Reilly
40 Deer Brook Drive
New Windsor, NY 12553

54-1-72
Edmond & Wendy Fitzgerald
37 Dutchman Drive
New Windsor, NY 12553

54-1-73
Robert & Barbara Mulleavy
23 Buckingham Drive
Newburgh, NY 12550

54-1-74
Edward & Frederick Pennings
C/O Pennings Enterprises
15 Shore Drive
New Windsor, NY 12553

54-1-75
Gabriel Compere
25 Dutchman Drive
New Windsor, NY 12553

54-1-76
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

54-1-66
Stephen & Elizabeth Corrigan
484 Lake Road
New Windsor, NY 12553

54-1-67
Thomas & Ellen Olenick
478 Lake Road
New Windsor, NY 12553

NA

N/A

23



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

REQUEST FOR NOTIFICATION LIST

DATE: 3/18/02

1763

NAME: ADC Windsor Inc. TELE: (561-3695)

ADDRESS: Kings Drive
c/o Shaw Engineering Gregg Shaw

TAX MAP NUMBER: SEC. 54, BLOCK 1, LOT 2
SEC. _____, BLOCK _____, LOT _____
SEC. _____, BLOCK _____, LOT _____

PUBLIC HEARING DATE (IF KNOWN): _____

THIS PUBLIC HEARING IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD:

SITE PLAN & SUBDIVISIONS:

(LIST WILL CONSIST OF ABUTTING
PROPERTY OWNERS AND ACROSS ANY STREET)

☒
YES

~~SPECIAL PERMIT ONLY:~~

~~(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)~~

~~YES~~

~~AGRICULTURAL DISTRICT:~~

~~(LIST WILL CONSIST OF ALL PROPERTY OWNERS
WITHIN THE AG DIST. WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT)~~

~~YES~~

NEW WINDSOR ZONING BOARD:

~~(LIST WILL CONSIST OF ALL PROPERTY
OWNERS WITHIN 500 FEET)~~

~~YES~~

AMOUNT OF DEPOSIT \$ 25.00 TOTAL CHARGE \$ _____

3/18/02
OK
(m)

TOWN OF NEW WINDSOR ENGINEER'S OFFICE

MEMO

TO: PHILIP CROTTY, ATTORNEY FOR THE TOWN

FROM: RICHARD D. MC GOEY, P.E.,
ENGINEER FOR THE TOWN

DATE: APRIL 4, 2002

SUBJECT: ADC ORANGE, INC.
FIRTHCLIFF -TOWN OF CORNWALL WATER AGREEMENT

Dear Phil:

Per your request, we have reviewed the draft agreement for outside water use to the expanded Firthcliff Subdivision proposed by ADC Orange. In line with our review, we have attached a mark-up of the agreement and offer the following general summary of our comments:

1. The new water meter must meet the requirements of New York City Department of Environmental Protection requirements. We would recommend that this be specifically stated in the agreement.
2. The agreement on Page 2, deletes the \$400 annual meter charge. Be advised that New York City requires that the meter be calibrated annually. We would assume that calibration of this meter must be performed by the Town of New Windsor by certified individuals.
3. It would appear, based on our review of Paragraph 6 on Page 4, that there are more than one master meter. If so, we should discuss the need to upgrade all meters.
4. The agreement appears to carry the same charges as covered in the 1964 Agreement, the exception of an increase from 30% - 35%. We should also discuss with Larry whether there is a fire service or hydrant charge which may not have been included in the 1964 Agreement.

5. As you may recall, the water meter readers were seeking to have a better way to read meters rather than have to climb into vaults. We, therefore, may want to revise Paragraph 6 on Page 4 to include the requirement that a Remote Read Touch-Pad System be provided exterior to the vault.

In addition, in Paragraph 6, it may be necessary for the Town of New Windsor to maintain the interconnect meters in accordance with agreements with New York City.

6. Paragraph 9 on Page 5 refers to "The District". It would appear that this is referring to the Town of Cornwall Firthcliff District, however, the words "The District" were not defined at the front end of the agreement.

After review, we should discuss how best to revise the agreement.

RDM:mlm

cc: John Egitto – Camo – w/enc.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

14 March 2002

**SUBJECT: ADC WINDSOR INC. MAJOR SUBDIVISION – KINGS ROAD
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
(NWPB REF. NO. 01-45)**

To all Involved Agencies:

The Town of New Windsor Planning Board has had placed before it an application for Major Subdivision approval of the ADC Windsor Inc. project, located off Kings Road within the Town. The project involves, in general, the subdivision of the 142+ Acre parcel into 49 single-family residential lots. It is the opinion of the Town of New Windsor Planning Board that the action is an Unlisted Action under SEQRA. This letter is written as a request for Lead Agency Coordination as required under Part 617 of the Environmental Conservation Law.

A letter of response with regard to your interest in the position of Lead Agency, as defined by Part 617, Title 6 of the Environmental Conservation Law and the SEQRA review process, sent to the Planning Board at the above address, attention of Mark J. Edsall, P.E., Planning Board Engineer (contact person), would be most appreciated. Should no other involved agency desire the Lead Agency position; it is the desire of the Town of New Windsor Planning Board to assume such role. Should the Planning Board fail to receive a written response requesting Lead Agency within thirty (30) days, it will be understood that you do not have an interest in the Lead Agency position. Thank you for your attention to this matter. Should you have any questions regarding this notice, please feel free to contact the undersigned at the above number or (845) 567-3100.

Very truly yours,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

NYS Department of Environmental Conservation, New Paltz
New York State Parks, Recreation and Historic Preservation
NYS Department of Transportation, Poughkeepsie
Orange County Department of Health
George J. Meyers, Town of New Windsor Supervisor (w/o encl)
Town of New Windsor Town Clerk (w/o encl)
Orange County Department of Planning
Myra Mason, Planning Board Secretary
Planning Board Attorney (w/o encl)
Applicant (w/o encl) ✓

Mailed 3/14/02

ADC WINDSOR, INC. SUBDIVISION (01-45)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application involves the subdivision of the 142 plus acre parcel into 49 single family residential lots. The plan was previously reviewed at the 27 June 2001 planning board meeting. This was up to Dutchman, is that right?

MR. SHAW: Right.

MR. PETRO: That we decided not to go through to.

MR. SHAW: Correct. Very briefly, Mr. Chairman, as you mentioned, we were previously before this board for a concept plan subdividing this 142 acre parcel into 49 lots and we'd be serviced by individual wells and subsurface sewage disposal systems. As you can see, 49 lots over 142 acres leaves quite a bit of room around each unit and we think we have come up with a very nice layout which has kept the lots in the upper areas of the site with the wetlands on each side of the property undisturbed. What we have submitted to you in this design package is basically a substantial effort towards moving towards preliminary subdivision approval. We presented the road profiles, we presented the grading plans, not only of the roads but of each and every lot, the location of the wells and septic systems, the design of the storm water collection system and also the location of the water quality storm water detention basin. With that, I think there's that one outstanding issue that I, that I'd just like to reaffirm with this board is the fact of the last time I was here, the board's preference was not to connect to Dutchman's Drive. With that, what we have shown is just a dead-end cul-de-sac designated as Road B in that proximity, if you look at the plan, you see on the lot that's labeled now or formerly lands of Hudson Highland builders, that's part of the cul-de-sac at the top of the plans, just to give you an idea of where Dutchman's Drive is.

MR. PETRO: I don't think we have to deliberate this

point. Everybody liked this kind of layout better. I had talked to everybody on the board, I talked to the Town Board and everybody thought this would be better not to go up and connect into that Dutchman Drive plus with the double road access I just think it made sense. Greg, I also want for the minutes put it in the minutes that this application if you notice some of the lots north, the 80,000 feet, but we had reviewed this in July of last year before June of last year before the new zoning laws had gone into effect which was October 3 so that's why you're grandfathered in, that's why we're reviewing this sized lots.

MR. SHAW: Correct.

MR. PETRO: What else other than the road, Greg?

MR. SHAW: I think that's it, I think what we have to do tonight is circulate for lead agency, I don't believe that was ever done, I have submitted a long environmental assessment form with some narratives in the back that can be distributed to the interested agencies or involved agency, I think there may be only one which is the Orange County Department of Health which is going to be doing the realty subdivision approval for the piece.

MR. PETRO: Motion to authorize lead agency letter.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board authorize a lead agency coordination letter to be sent out to the involved agencies for the ADC Windsor Inc. major subdivision.

ROLL CALL

MR. BRESNAN	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE

MR. PETRO: Greg, any way of getting rid of some of the smaller lots?

MR. SHAW: No, not without reducing the lot count.

MR. PETRO: Obviously.

MR. SHAW: From 49 down and again, I understand where you're coming from cause the town has been looking to decrease the density, we have 142 acres with 49 lots, that's well in excess of an average of two acres per lot.

MR. PETRO: All topos work out in the loop road, Road A?

MR. SHAW: Yes, the topo works out very nicely, if you take a look at road profiles, there's a little bit of cut and fill on the boulevard, as you come off Kings Road that's due to keeping out of the buffer area of the DEC wetlands, but once we get passed that, we pretty much follow existing grade the rest of the way, maximum road slope, and it's only in two portions that being the boulevard and this piece by lots 34 and 49 is ten percent, the rest are substantially less than that.

MR. PETRO: Let's talk about storm water first, obviously, you're building a storm water detention basin, is that going to collect the entire site?

MR. SHAW: It's going to collect the entire roadway system, other than the boulevard, if I could just point you to this drawing, this entire road system will drain to the water quality storm water basin and those which are tributary to the road portions of the land is here, fall in this direction, obviously, the storm water will not be draining to the road, but that's pretty much land that's going to remain undisturbed. Same thing over in this area, land that's undisturbed is going to fall into the large wetlands area in this portion.

MR. PETRO: I'd like to see the curtain drain around the perimeter of the property.

MR. SHAW: Does it have to be inspected?

MR. PETRO: Well, it needs a four inch pipe in it.

MR. SHAW: With respect to the drainage that's not going to the basin, if you look at the utility plan, you'll see that we have a road collection system on the roadway which is going to pick up the storm water to approximately this location, then it's going to get piped to this corner of the site where you have a large vast relatively flat area where the peak impact will dissipate as it moves in this direction to the south before it leaves our site. So for the most part, the majority of the storm water is going to be controlled. The only portion that's not going to be controlled is that portion of Road A, which is below where our last catch basins are which are going to drain down to Kings Road and that water will continue to flow in that direction, everything else though will be directed either to the basin or to the large wetlands area in the westerly portion of the property.

MR. PETRO: You don't have any setback issues, Greg, I see lot number one there the house is close to the property line, I see your scale is one inch for a hundred feet, so what's that about 50 foot here?

MR. SHAW: Correct, if you go to another drawing, James, you'll see right here the setback lines there's the house and there's the setbacks.

MR. PETRO: You have already plotted all the septic and all the wells?

MR. SHAW: Yes.

MR. PETRO: You have all the right separations?

MR. SHAW: Yes.

MR. PETRO: Mark, you're going to review all that anyway, right?

MR. EDSALL: Actually, this one goes to the health department, so they'll be doing a joint field inspection as well as the plan review.

MR. SHAW: As Mark pointed out, there will be a joint site inspection with the health department where they'll come out and spot check the septics. One other requirement which the health department has is before we give approval, there's going to have to be some test wells dug on the site, we're going to require 5 for this number of lots so 5 wells, they'll decide where and they'll have to undergo a pump test and have the water analyzed for potability before they'll grant the realty subdivision approval. That's just another check.

MR. PETRO: No buildings in the hundred foot buffer zone?

MR. SHAW: No, none whatsoever.

MR. PETRO: You're going to have signage out front?

MR. SHAW: Yeah, I would think that once we get preliminary and start finalizing things there will be some type of signage out there.

MR. PETRO: Mike, signage is going to have to meet the OLI specs, is it any different, I don't know if it's any different, see it out front there, you got to remember that the zone is a different zone in the front of the project.

MR. BABCOCK: What signage, temporary construction signs?

MR. PETRO: No, they put a permanent sign.

MR. LANDER: Like Butterhill Estates.

MR. PETRO: I'm just bringing it up. Where's the storm water detention basin empty into?

MR. SHAW: What you have, I'm guessing now, maybe 100, 150 feet from the property in this direction, you have a large swath of DEC wetlands so it drains into the wetlands over in this area. And what happens is right now the water naturally flows in this direction and

it's sheet overland flow and maybe one spot it's concentrated but for the most part, it's a uniform distribution. What we're proposing is to put in a detention basin, come out of the detention basin with 200 feet of level spreader which is a vehicle that you now take this water which is coming out of a pipe, spread it over a vehicle that's the 200 feet long, it's a paved swale with a curb on the end of it 200 feet long so water builds up in a swale and trickles over the curb line and tries to emulate the sheet flow which is presently flowing on the site today, we have used that.

MR. PETRO: Who cleans all the leaves out of it, Town of New Windsor?

MR. SHAW: That's going to be on a parcel which is going to be dedicated to the Town of New Windsor.

MR. PETRO: Outflow is going to be Town of New Windsor, that's part of our, we take care of it?

MR. EDSALL: The way the Town Board adopted the regulations, the entire parcel is dedicated to the town and it becomes part of a district and this district would pay for the maintenance.

MR. LANDER: How far away is the DeVrie's (phonetic) residence.

MR. SHAW: I don't know right now.

MR. LANDER: Do you know at that point is his residence uphill from this wetlands?

MR. SHAW: I hope so.

MR. LANDER: Well, I shouldn't assume anything after what I've seen tonight but all right.

MR. PETRO: All right, anything else, Greg, that you need to do tonight?

MR. SHAW: I would have one request of the board and only one, again, I recognize the fact that you're

circulating for lead agency, I think we're in the position unless your consultant disagrees with me of possibly scheduling a public hearing and I would ask the board to consider scheduling the public hearing realizing full well we cannot have it until after 30 days expire and you take on the lead agency status but to wait 30 days, come back to this board then ask you to set the public hearing then burn another 30, 45 days. Time is just too precious, so I would ask that you would set the public hearing and I work out the details with Myra once the 30 days has expired where you could assume lead agency.

MR. PETRO: What are you going to do about sidewalks?

MR. SHAW: We're going to ask the town for a waiver on the sidewalks, the Town Board, if they do not grant us the waiver, we have to put them in.

MR. LANDER: How about street trees?

MR. SHAW: I don't know if that's required in your subdivision regulations.

MR. LANDER: I think it is.

MR. SHAW: If it is, then we're going to have to comply. We have to work out with the highway superintendent unless the Town Board wants to waive that. I tend to doubt if they will.

MR. LANDER: We're going to look for sidewalks someplace on one side anyway.

MR. PETRO: That would be our recommendation, they can still go to the Town Board and get it waived from the Town Board.

MR. LANDER: On the trees, on the lighting, on the roads?

MR. PETRO: The houses, you don't really have to build them, just tell people to go squat there, give you 269 and just sit around. Motion to schedule a public hearing?

MR. BRESNAN: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board schedule a public hearing for the ADC major subdivision on Kings Road once the 30 days has expired for the coordination letter that's been authorized tonight to be also mailed out, they don't have to come back once that's done, they can go right to public hearing. Is there any further comments?

MR. KARNAVEZOS: I have one, in a subdivision of this size being that there's going to be children and stuff and this probably doesn't have to do with the planning board, I have always wanted to know this for major subdivisions, do the buses go up here or buses sit down at the bottom like they do at Continental Manor, different places?

MR. LANDER: If it's a town road, they can go up, am I right?

MR. BABCOCK: Yes, typically, if it's a town road, if it's a town road, they definitely will go there, same thing as the mailman on a private road, there's another issue.

MR. SHAW: But to give an example, I would think the buses would come up, they'd make a stop at this intersection, I don't think they'd go up Road B if it's a short walk, they'd have them walk down to that intersection point and then pick them up.

MR. KARNAVEZOS: The only reason I brought it up I have seen some subdivisions where you'll have 10, 15 cars parked along the side on the grass of the neighbor's house, you know, because everybody's waiting for the kids to get off the school bus, that was the only concern I had. If you're going to start this and you're going to have 10, 15 cars, 20 cars but the bus will go up there. Thanks.

March 13, 2002

50

MR. PETRO: Motion to authorize the public hearing and no further comment other than that, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Millford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: ADC WINDSOR, INC. MAJOR SUBDIVISION
PROJECT LOCATION: KINGS ROAD
SECTION 54 – BLOCK 1 – LOT 2
PROJECT NUMBER: 01-45
DATE: 13 MARCH 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 142+ ACRE PARCEL INTO 49 SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 27 JUNE 2001 PLANNING BOARD MEETING.

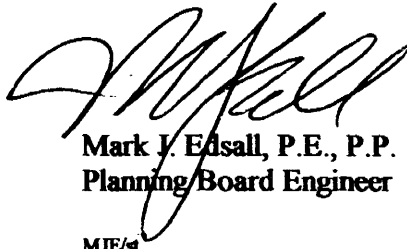
1. The property is located in the R-1 Zoning District of the Town, with a very small portion in the OLI Zone. The “required” bulk data shown on the plan is correct for the zone and use, and the application is “grand-fathered” from the new lot area requirements.

As previously noted, future plans should add “Minimum Livable Area” of 1200 s.f. to the table. Bulk compliance of each lot is not verified on this plan. Subsequent plans should provide both “provided” and “proposed” values for each lot.

2. I have some general comments, as follows:
 - a. A single access is shown to the 49 lots, from Kings Road. Previously, a cross connection to Dutchman Drive (a road pending dedication to the Town) was discussed. The Board should make a decision in this matter, since the decision will effect roadway and subdivision layout.
 - b. The main entrance drive shown is a boulevard layout. The Highway Superintendent should review this, and verify acceptability.
 - c. Details and profiles for the roadway construction are included in the submittal. I will schedule a review with the Highway Superintendent.

- d. Design data for the Detention/Water Quality Basin should be submitted.
 - e. The roadway will require both sidewalks and streetlights, unless otherwise waived by the Highway Superintendent and Town Board. The Planning Board should advise of their recommendations in this regard.
 - f. As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.
- 3. The Planning Board may wish to authorize issuance of a Lead Agency Coordination letter, to begin the SEQRA review process. Involved agencies would include at least the NYSDEC and OCDOH.
 - 4. A Public Hearing will be required for this major subdivision. I believe the plans are adequate at this time. The date should be after the 30-day period for Lead Agency coordination.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-45-13Mar02.doc

RESULTS OF P.B. MEETING OF: March 13, 2002

PROJECT: ADC Windsor

P.B.# 01-45

LEAD AGENCY:

1. AUTHORIZE COORD LETTER: Y ☒ N ☒
2. TAKE LEAD AGENCY: Y ☐ N ☐

NEGATIVE DEC:

M) ☐ S) ☐ VOTE: A ☐ N ☐
CARRIED: YES ☐ NO ☐

M) B S) L VOTE: A 4 N 0
CARRIED: YES ☒ NO ☐

WAIVE PUBLIC HEARING: M) B S) L VOTE: A 4 N 0 WAIVED: Y ☐ N ☒

SCHEDULE P.H. Y ☒ N ☐

SEND TO O.C. PLANNING: Y ☐

SEND TO DEPT. OF TRANSPORTATION: Y ☐

REFER TO Z.B.A.: M) ☐ S) ☐ VOTE: A ☐ N ☐

RETURN TO WORK SHOP: YES ☐ NO ☐

APPROVAL:

M) ☐ S) ☐ VOTE: A ☐ N ☒ APPROVED: ☐

M) ☐ S) ☐ VOTE: A ☐ N ☒ APPROVED CONDITIONALLY: ☐

NEED NEW PLANS: Y ☐ N ☐

DISCUSSION/APPROVAL CONDITIONS:

<u>Schedule P.H. after 30 days wait for Lead Agency</u>
<u>Will Ask Town Board for a waiver of sidewalks</u>

Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which **will not** have a significant impact on the environment, therefore a **negative declaration will be prepared**.
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared**.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Subdivision For ADC Windsor, Inc.

Name of Action

Town Of New Windsor Planning Board

Name of Lead Agency

James R. Petro, Jr.

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION Subdivision For ADC Windsor, Inc.		
LOCATION OF ACTION (Include Street Address, Municipality and County) Kings Road, New Windsor, NY 12553		
NAME OF APPLICANT/SPONSOR ADC Windsor, Inc.		BUSINESS TELEPHONE (212) 581-3910
ADDRESS 1001 Forest Glen		
CITY/PO New Windsor, N.Y. 12553	STATE	ZIP CODE
NAME OF OWNER (If different) Fox Hill Associates		BUSINESS TELEPHONE (845) 786-6000
ADDRESS 400 BaMar Drive		
CITY/PO Stony Point	STATE NY	ZIP CODE 10980
DESCRIPTION OF ACTION The subdivision of 142 acres of land into 49 residential lots having a minimum lot size of 1 acre		

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 142 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>106</u> acres	<u>67</u> acres
Forested	<u>35</u> acres	<u>31</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	_____ acres	_____ acres
Wetland (Freshwater or tidal as per Articles 24, 25 of ECL)	<u>.5</u> acres	<u>.5</u> acres
Water Surface Area	_____ acres	_____ acres
Unvegetated (Rock, earth or fill)	_____ acres	_____ acres
Roads, buildings and other paved surfaces	<u>.5</u> acres	<u>9.5</u> acres
Other (Indicate type) <u>lawn</u>	_____ acres	<u>34</u> acres

3. What is predominant soil type(s) on project site? Mardin, Erie, Halsey & Castile
- a. Soil drainage: ☒ Well drained 40 % of site ☒ Moderately well drained 20 % of site
☒ Poorly drained 40 % of site
- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370). Approx. 80 acres
4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No
- a. What is depth to bedrock? _____ (in feet) Greater than 6 feet for the majority of the site

5. Approximate percentage of proposed project site with slopes: ☒ 0-10% 10 % ☒ 10-15% 20 %
☒ 15% or greater 10 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 6 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to on-site observation
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: NA
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name NYSDEC Regulated Wetland CO-1 b. Size (In acres) 9
17. Is the site served by existing public utilities? ☐ Yes ☒ No
a) If Yes, does sufficient capacity exist to allow connection? ☐ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☐ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☒ Yes ☐ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- a. Total contiguous acreage owned or controlled by project sponsor 0 acres.
- b. Project acreage to be developed: 142 acres initially; 142 acres ultimately.
- c. Project acreage to remain undeveloped 0 acres.
- d. Length of project, in miles: NA (If appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed NA %;
- f. Number of off-street parking spaces existing 0; proposed 98.
- g. Maximum vehicular trips generated per hour 56 (upon completion of project)?
- h. If residential: Number and type of housing units:
- | | One Family | Two Family | Multiple Family | Condominium |
|------------|------------|------------|-----------------|-------------|
| Initially | <u>49</u> | | | |
| Ultimately | <u>49</u> | | | |
- i. Dimensions (in feet) of largest proposed structure 30 height; 30 width; 50 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? _____ ft. NA

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? ☒ Yes ☐ No ☐ N/A
- a. If yes, for what intended purpose is the site being reclaimed? landscaping
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 43 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?
☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 36 months, (including demolition).
7. If multi-phased: NA
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 20; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type domestic sewage
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☐ No NA
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 3.8 tons
- b. If yes, will an existing solid waste facility be used? ☐ Yes ☐ No
- c. If yes, give name Alliance Landfill; location Taylor, PA
- d. Will any wastes **not** go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) Electricity and Fuel Oil
22. If water supply is from wells, indicate pumping capacity 35 gallons/minute.
23. Total anticipated water usage per day 25,500 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

Type

Submittal
Date

City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Subdivision Approval</u>	<u>6/2001</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Realty Subdiv. Approv.</u>	<u>10/2002</u>
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>NYSDEC SPDES Permit</u>	<u>10/2003</u>
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? ☒ Yes ☐ No
If Yes, indicate decision required:
☐ zoning amendment ☐ zoning variance ☐ special use permit ☒ subdivision ☐ site plan
☐ new/revision of master plan ☐ resource management plan ☐ other _____
2. What is the zoning classification(s) of the site? R-1 (residential) & OLI (office light industry)
3. What is the maximum potential development of the site if developed as permitted by the present zoning?
120 single family lots
4. What is the proposed zoning of the site? NA
5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?
NA
6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒ Yes ☐ No
7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?
residential, agricultural, light industry, and airport uses
8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒ Yes ☐ No
9. If the proposed action is the subdivision of land, how many lots are proposed? 49
a. What is the minimum lot size proposed? 1 acre
10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐ Yes ☒ No
11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒ Yes ☐ No
a. If yes, is existing capacity sufficient to handle projected demand? ☒ Yes ☐ No
12. Will the proposed action result in the generation of traffic significantly above present levels? ☐ Yes ☒ No
a. If yes, is the existing road network adequate to handle the additional traffic? ☐ Yes ☐ No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name ADC Windsor, Inc. Date February 25, 2002
Signature [Signature] Title Engineer For Applicant

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2 — PROJECT IMPACTS AND THE MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- a. Answer each of the 19 questions in PART 2. Answer **Yes** if there will be **any** impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- e. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

Answers represent the Applicant's conclusion based on study. Applicant recognizes that Part 2 is the responsibility of Lead Agency

IMPACT ON LAND

1. Will the proposed action result in a physical change to the project site?

☐ NO ☒ YES

Examples that would apply to column 2

- Yes** • Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- No** • Construction on land where the depth to the water table is less than 3 feet.
- No** • Construction of paved parking area for 1,000 or more vehicles.
- No** • Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Yes** • Construction that will continue for more than 1 year or involve more than one phase or stage.
- No** • Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- No** • Construction or expansion of a sanitary landfill.
- No** • Construction in a designated floodway.
- Other impacts _____

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☒ NO ☐ YES

• Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON WATER

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

☒ NO ☐ YES

Examples that would apply to column 2

- No • Developable area of site contains a protected water body.
- No • Dredging more than 100 cubic yards of material from channel of a protected stream.
- No • Extension of utility distribution facilities through a protected water body.
- No • Construction in a designated freshwater or tidal wetland.
- Other impacts: _____

4. Will proposed action affect any non-protected existing or new body of water?

☒ NO ☐ YES

Examples that would apply to column 2

- No • A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.
- No • Construction of a body of water that exceeds 10 acres of surface area.
- Other impacts: _____

5. Will Proposed Action affect surface or groundwater quality or quantity?

☐ NO ☒ YES

Examples that would apply to column 2

- Yes • Proposed Action will require a discharge permit.
- No • Proposed Action requires use of a source of water that does not have approval to serve proposed (project) action.
- No • Proposed Action requires water supply from wells with greater than 45 gallons per minute pumping capacity.
- No • Construction or operation causing any contamination of a water supply system.
- No • Proposed Action will adversely affect groundwater.
- No • Liquid effluent will be conveyed off the site to facilities which presently do not exist or have inadequate capacity.
- Yes • Proposed Action would use water in excess of 20,000 gallons per day.
- No • Proposed Action will likely cause siltation or other discharge into an existing body of water to the extent that there will be an obvious visual contrast to natural conditions.
- No • Proposed Action will require the storage of petroleum or chemical products greater than 1,100 gallons.
- Yes • Proposed Action will allow residential uses in areas without water and/or sewer services.
- No • Proposed Action locates commercial and/or industrial uses which may require new or expansion of existing waste treatment and/or storage facilities.
- Other impacts: _____

6. Will proposed action alter drainage flow or patterns, or surface water runoff?

☐ NO ☒ YES

Examples that would apply to column 2

- No • Proposed Action would change flood water flows.

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes	<input type="checkbox"/> No

8

		1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
No	• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• The proposed action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• The proposed action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p align="center">IMPACT ON AESTHETIC RESOURCES</p> <p>11. Will proposed action affect aesthetic resources? <input checked="" type="checkbox"/>NO <input type="checkbox"/>YES (If necessary, use the Visual EAF Addendum in Section 617.21, Appendix B.)</p> <p>Examples that would apply to column 2</p>				
No	• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p align="center">IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES</p> <p>12. Will Proposed Action impact any site or structure of historic, pre-historic or paleontological importance? <input checked="" type="checkbox"/>NO <input type="checkbox"/>YES</p> <p>Examples that would apply to column 2</p>				
No	• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p align="center">IMPACT ON OPEN SPACE AND RECREATION</p> <p>13. Will Proposed Action affect the quantity or quality of existing or future open spaces or recreational opportunities? <input checked="" type="checkbox"/>NO <input type="checkbox"/>YES</p> <p>Examples that would apply to column 2</p>				
No	• The permanent foreclosure of a future recreational opportunity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
No	• A major reduction of an open space important to the community.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
	• Other impacts: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems?

☐ NO ☒ YES

Examples that would apply to column 2

- No • Alteration of present patterns of movement of people and/or goods.
No • Proposed Action will result in major traffic problems.
Yes • Other impacts: Proposed action will increase vehicle trips on local roads.

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☒ NO ☐ YES

☒ NO ☐ YES

Examples that would apply to column 2

- No • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- No • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☒ NO ☐ YES

☒ NO ☐ YES

Examples that would apply to column 2

- No • Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- No • Odors will occur routinely (more than one hour per day).
- No • Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- No • Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

17 Will Proposed Action affect public health and safety?

☒ NO ☐ YES

Examples that would apply to column 2

- No • Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- No • Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- No • Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- No • Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☐ NO ☒ YES

Examples that would apply to column 2

- No • The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- No • The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- No • Proposed action will conflict with officially adopted plans or goals.
- No • Proposed action will cause a change in the density of land use.
- No • Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Yes • Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- No • Proposed Action will set an important precedent for future projects.
- No • Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☐ NO ☐ YES

Unknown. Interest by neighbors expected.

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

Discuss the following for each impact identified in Column 2 of Part 2:

- Briefly describe the impact.
- Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
- Based on the information available, decide if it is reasonable to conclude that this impact is important.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)

EAF - PART 3

Evaluation of the Importance of Impacts

The previous pages of Part 1 of the EAF have provided basic project information regarding the proposed Subdivision For ADC Windsor, Inc. Parts 2 and 3 have been prepared in draft form for the Planning Board's consideration. In Part 2, the types of impacts that may result from the proposed subdivision and their magnitude have been identified. The following pages provide an assessment of such impacts and the mitigation measures that will be provided to avoid or minimize identified environmental effects. Identifying that an impact will be potentially large does not mean that it will also necessarily be significant. All potential impacts, whether small to moderate or potentially large, have been discussed herein. Mitigation measures are discussed for each impact category identified.

Category:	Impact On Land
------------------	-----------------------

Threshold: Any construction on slopes of 15% or greater.

Impact: Steep slopes of 15 percent or greater are present on the project site. These slopes are located between contour elevations 470 and 420 on the eastern portion of the property, and between contour elevations 530 and 440 on the western portion of the property. Because of these slopes, these areas will not be developed. There are areas on the project site that contain 15% slopes and that will be developed. These areas are few in number, and small in size.

Mitigation: The Subdivision Plan has been designed to avoid the steep slope other than for road construction and storm water management provisions. The small area where construction will take place on slopes of 15% or greater will not affect the proposed town roads and individual driveways as their construction will be in accordance with the Town's Zoning and Subdivision Regulations. Refer below for soil erosion and sediment control measures that will be implemented to mitigate impacts of construction on steep slopes.

Threshold: Construction that will continue for more than 1 year or involve more than one phase or stage.

Impact: It is assumed that the proposed subdivision will be constructed over a period of three years, but this assumption is totally dependent upon the absorption rate of the real estate market at the time of construction.

Mitigation: The proposed roadway and storm water management provisions will be constructed first. The individual construction of any of the 49 residential dwellings and their sale will depend upon the real estate market. At all times temporary measures will be implemented to minimize soil erosion and sediment

control resulting from construction activities. These measures will be implemented in accordance with the Soil Erosion And Sediment Control Plan approved by the Town Of New Windsor Planning Board.

Category: Impact On Water

Threshold: Proposed action will require a discharge permit.

Impact: The development of the site into 49 lots will result in an area of disturbance in excess of 5 acres. Because this 5 acre threshold is exceeded, a State Pollutant Discharge Elimination System (SPDES) General Permit for Storm Water Discharges From Construction Activities will be required.

Mitigation: A requirement of filing a Notice Of Intent of this General Permit is that a Storm Water Pollution Prevention Plan must be prepared. The Plan addresses Storm Water Peak Discharges and Volumes, Storm Water Quality, and Soil Erosion And Sediment Control Measures During Construction. The implementation of the measures outlined in this Plan will mitigate the impacts of disturbing a land area in excess of 5 acres.

Threshold: Proposed action will use water in excess of 20,000 gallons per day

Impact: The water consumption for the subdivision is projected at 25,480 gallons per day. This represents an average of 520 gallons per day for each of the 49 four bedroom residences.

Mitigation: The Town of New Windsor water system is not in close proximity to the project site. Therefore, the source of water supply for the new residences will be individual wells, each having to provide a minimum yield of 5 gallons per minute. It is responsibility of the Orange County Department of Health in granting Realty Subdivision Approval to insure that each lot has a reliable and potable source of water supply. The Health Department will require the drilling of 5 test wells throughout the project site prior to granting their approval. Each well must complete a flow test to assure that it produces a minimum yield of 5 gallons per minute. Also, a sample from each well must be analyzed to demonstrate compliance with New York State Safe Drinking Water Standards.

Threshold: Proposed action will allow residential uses in areas without water and/or sewer services

Impact: As central water and sewer central services are not in close proximity to the project site, each of the 49 residences will have to rely upon an individual well and a subsurface sewage disposal system.

Mitigation: It is the responsibility of the Orange County Department of Health, in granting their Realty Subdivision Approval, to assure that each lot has a reliable and potable source of water supply, and an adequate subsurface sewage disposal system. The requirement of drilling of 5 test wells prior to Approval, in order to assure an adequate source of water supply, is presented above.

Each lot will be serviced by an individual subsurface sewage disposal system designed by a Licensed Professional Engineer. An integral part of the system design is the performing of two percolation tests and two deep pits tests within the system areas. An additional requirement of the Health Department for Realty Subdivision Approval is that a joint site inspection be performed with the Department to randomly confirm the subsurface test results performed the design engineer. Realty Subdivision Approval by the Department of Health, a requirement of Subdivision Approval by the Town of New Windsor, cannot be obtained until it is demonstrated that each lot has a adequate sewage disposal system with a 50% area reserved for expansion and/or /replacement purposes.

Threshold: Proposed action may cause substantial erosion.

Impact: Portions of the site will need to be cleared to allow the construction of the residences, roads, driveways, and site utilities. This ground disturbance has the potential to cause erosion if effective soil erosion and sediment control measures are not undertaken.

Mitigation: As part of the site engineering drawings of the Subdivision Plans, a Soil Erosion and Sediment Control Plan will be prepared outlining construction measures for the purpose of avoiding or minimizing the effects of erosion and sedimentation. Both temporary and permanent sediment control measures will be incorporated into the Subdivision Plans. Such measures include diversion swales, stabilized construction entrance, sediment trap inlets, temporary and permanent seeding, and an implementation schedule.

Threshold: Proposed action will increase storm water flows.

Impact: The character of the project site will be altered by the construction of the roadways, the 49 homes, and appurtenant site improvements. Impervious areas such as roofs and roadways infiltrate less rainfall than most natural ground covers and, due to their smooth surfaces, generally accelerate runoff. These two factors combine to increase peak storm water discharge rates subsequent to construction.

Mitigation: The Subdivision of ADC Windsor, Inc. will incorporate a storm water collection system into the design of its road system. The storm water management infrastructure will also incorporate a storm water detention basin that has been sized for the post-developed conditions. The basin will detain post-development flows and release a discharge that emulates pre-development conditions. A

drainage district is proposed to encompass the subdivision, and this district will be responsible for the cost of maintaining the detention basin.

Category: Impact On Transportation
--

Threshold: Proposed Action will increase vehicle trips on local roads.

Impact: The proposed subdivision will increase the number of vehicle trips on area roads. The volumes can be expected to add 56 additional trips in the PM Peak Hour.

Mitigation: The location of the new roads within the subdivision will provide adequate sight distances, and sight easements will be placed at the new intersections. The project is located within 750 feet of NYS Route 207 which is a major transportation corridor in the Town of New Windsor. No off-site improvements are anticipated as mitigation measures.

Category: Impact On Growth Of Community

Threshold: Development will create a demand for additional community services (e.g. schools, police, fire, etc.)

Impact: The addition of 49 new residential dwellings is not expected to provide a significant increase in the demand for community services. The subdivision's population has been projected to be a maximum of 245 new persons. It is expected that this can reasonably be absorbed by the community.

Mitigation: No impacts identified, therefore, no mitigation required

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#578-2001**

06/19/2001

01-45 Application Fee
ADC Orange, Inc
10 Vista Drive
Chester, NY 10918

**Received \$ 100.00 for Planning Board Fees on 06/19/2001. Thank you for stopping
by the Town Clerk's office.**

As always, It is our pleasure to serve you.

**Deborah Green
Town Clerk**

RESULTS OF P.B. MEETING OF: June 27, 2001

PROJECT: ADC Windsor Sub. P.B.# 01-45

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M)__ S)__ VOTE: A__ N__

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES__ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

WAIVE PUBLIC HEARING: M)__ S)__ VOTE: A__ N__ WAIVED: Y__ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M)__ S)__ VOTE: A__ N__ APPROVED CONDITIONALLY: _____

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

*Wants 50' easement in the event it ever connects with
Dutchman Drive*



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

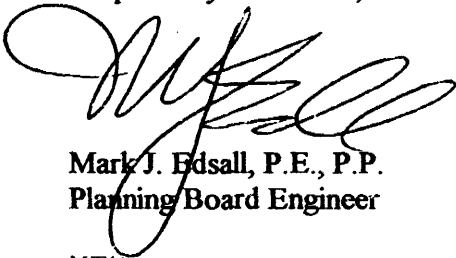
PROJECT NAME: ADC WINDSOR, INC. MAJOR SUBDIVISION
PROJECT LOCATION: KINGS ROAD
SECTION 54 – BLOCK 1 – LOT 2
PROJECT NUMBER: 01-45
DATE: 27 JUNE 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 142+
ACRE PARCEL INTO 49 SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 Zoning District of the Town, with a very small portion in the OLI Zone. The “required” bulk data shown on the plan is correct for the zone and use. Future plans should add “Minimum Livable Area” of 1200 s.f. to the table. Bulk compliance of each lot is not verified at this time, as only the general layout is being considered.
2. I have some very general comments, as follows:
 - a. A single access is shown to the 49 lots, from Kings Road. Previously, a cross connection to Dutchman Drive (a road pending dedication to the Town) was discussed. The Board should consider suggesting that the applicant pursue this cross connection.
 - b. The main entrance drive shown is a boulevard layout. The Highway Superintendent should review this, as well as the possible cross connection.
 - c. Future submittals should include all details for Public Improvements, as well as the design calculations for the Water Quality Basin (which should be part of a stormwater management report).
 - d. A Public Hearing will be required for this major subdivision. I do not believe the plans are adequate at this time for scheduling of same.

3. The Planning Board may wish to authorize issuance of a Lead Agency Coordination letter, to begin the SEQRA review process. Involved agencies would include at least the NYSDEC and OCDOH.

The applicant should submit an additional 6 copies of the plan and Full EAF for purposes of the Lead Agency circulation.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW01-45-27Jun01.doc

DISCUSSION:

ADC WINDSOR SUBDIVISION

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: Good evening, subdivision for ADC Windsor probably about six weeks ago we were before this board presenting this concept plan, if you remember, it's on Kings Road immediately off Route 207, it's a subdivision to create 49 lots on approximately 142 acres. We talked about the boulevard coming in from King's with a possible interconnect of the roadway going down into Dutchman's Drive. The board stated that they didn't have any opposition to it. Last Wednesday was a major day with respect to zoning in the Town of New Windsor. The Town Board adopted a local law increasing the zoning in this particular area from one acre lot to 2 acre lot. With me tonight in the audience is the owner of the property and also the buyer of the property. And the reason I have come before this board tonight is trying to get some feedback on the grandfathering provisions whether or not this project is going to be grandfathered with respect to one acre zoning. Keeping in mind again it's 49 lots on 142 acres, so on an average, it's probably a little less than 3 acres a lot, if you take the gross acreage and just divide it by the number 49. But as I said--

MR. PETRO: Let me ask you this. Why do you feel that it would not be grandfathered?

MR. SHAW: I don't feel that it is not grandfathered, you're asking me to confirm.

MR. LANDER: You have an application?

MR. SHAW: Correct.

MR. PETRO: It's done, it's a non-issue.

MR. LANDER: You're grandfathered in.

October 10, 2001

64

MR. SHAW: I wasn't clear of what this board's position was, to be honest with you, at the public hearing on the local law, I asked the Town Board what was the criteria for grandfathering and they said that it's in the hands of planning board. So I thought tonight was the best place to come before the board, just to confirm not only for my benefit but for the owner and buyer's benefit. That's it.

MR. PETRO: That's it. Thank you.

MR. SHAW: Thank you.

RESULTS OF P.B. MEETING OF: *October 10, 2001*

PROJECT: ADC Windsor

P.B.#

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y___ N___

M)___ S)___ VOTE: A___ N___

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES NO

M)___S)___ VOTE: A___N___

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)___S)___ VOTE: A___N___ WAIVED: Y___N___

SCHEDULE P.H. Y__N__

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S VOTE: A N APPROVED:

M) S) VOTE: A N APPROVED CONDITIONALLY:

NEED NEW PLANS: Y N

DISCUSSION/APPROVAL CONDITIONS:

Will be reviewed under old Zoning Codes.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

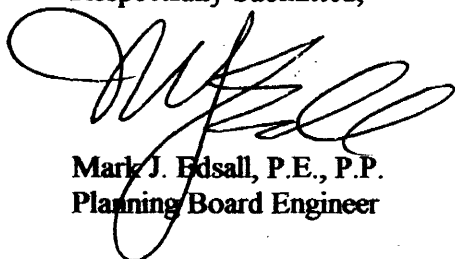
PROJECT NAME: ADC WINDSOR, INC. MAJOR SUBDIVISION
PROJECT LOCATION: KINGS ROAD
SECTION 54 – BLOCK 1 – LOT 2
PROJECT NUMBER: 01-45
DATE: 27 JUNE 2001
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 142+
ACRE PARCEL INTO 49 SINGLE-FAMILY RESIDENTIAL LOTS.
THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the R-1 Zoning District of the Town, with a very small portion in the OLI Zone. The “required” bulk data shown on the plan is correct for the zone and use. Future plans should add “Minimum Livable Area” of 1200 s.f. to the table. Bulk compliance of each lot is not verified at this time, as only the general layout is being considered.
2. I have some very general comments, as follows:
 - a. A single access is shown to the 49 lots, from Kings Road. Previously, a cross connection to Dutchman Drive (a road pending dedication to the Town) was discussed. The Board should consider suggesting that the applicant pursue this cross connection.
 - b. The main entrance drive shown is a boulevard layout. The Highway Superintendent should review this, as well as the possible cross connection.
 - c. Future submittals should include all details for Public Improvements, as well as the design calculations for the Water Quality Basin (which should be part of a stormwater management report).
 - d. A Public Hearing will be required for this major subdivision. I do not believe the plans are adequate at this time for scheduling of same.

3. The Planning Board may wish to authorize issuance of a Lead Agency Coordination letter, to begin the SEQRA review process. Involved agencies would include at least the NYSDEC and OCDOH.

The applicant should submit an additional 6 copies of the plan and Full EAF for purposes of the Lead Agency circulation.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW01-45-27Jun01.doc

ADC WINDSOR, INC. SUBDIVISION (01-45)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Next is ADC Windsor Inc. subdivision, Kings Drive, represented by Mr. Shaw. This is a proposed 49 lot residential subdivision, first time we've seen this, right?

MR. SHAW: This is on Kings Road, immediately adjacent to 207, all right, as you come in 207 heading west, you make a left-hand turn and there's the site. I believe you approved to take out existing area and create a 12 acre parcel. Well, the owner of the property that being Fox Hill Associates has a contract to sell that property to my client, ADC Windsor, Inc. The gentleman who's behind ADC Windsor, Inc., Dan Garin, he's building Forest Glen up on Dean Hill Road, maybe you've rode through and seen the houses, the type of development that he builds. He's proposing to subdivide this parcel into the 49 single family lots. The total parcel acreage is 142 acres, that's not buildable acres, you really have about 82 acres of buildable, that being this portion of the ridge line because after the dropoff in elevation, we have substantial wetlands area which we're proposing no development in and then you have some steep topo on back ends of the site which is also unbuildable. If you take a look at the road layout and the size of the lots, we comply with the zoning. I think the layout is attractive. The lots are plenty big. We have indicated we think we're going to be water quality storm water detention and the road grades work pretty well. The entrance road coming in off Kings Road has a platform at the bottom, goes into a ten percent slope which is what the Town will accept and then as you get up to the top, she flattens out. The purpose of coming here tonight is really twofold, one is to introduce this project to you for the first time to begin the subdivision review process and the second is talking about access to the site. I'm sure the board has saw that we have one access point from Kings Road and we're proposing a boulevard road configuration and that will bring us up to the top of the hill, again, the ten

percent slope and then we'll have a rather large cul-de-sac with 29 lots, 49 lots on it. Presently, there's no other access to the site other than this point of connection, so I wanted to come before this board and ask you to start thinking about whether or not you felt that was acceptable. Realizing full well we do have to talk to the highway superintendent, talk to the Town engineer, but at this point in time, that's the only access to this 142 acre piece.

MR. PETRO: Wasn't there going to be access, get a lot and go out the other side?

MR. SHAW: That's Part B. We've been talking to the owner of the property defined as Hudson Highland Builders, there's a house built on the lot that's the lot that Dutchman Drive runs up, has a cul-de-sac and stops and I think way back when there was discussion about extending Dutchman Drive and it would come into our site at this point basically interconnect into our cul-de-sac. We're talking to the owner of that lot with the option, with the purpose of trying to purchase a 50 foot strip of land which would be a lot line change which would go from that homeowner to this parent parcel then this road would interconnect to Dutchman Drive and extend in that fashion.

MR. PETRO: They would not need the boulevard.

MR. SHAW: Right, but all that has come about since this plan was prepared and since we made application 2 1/2 weeks ago.

MR. PETRO: In my opinion, let's start with I think that the boulevard effect is probably better because you have 11 houses on Dutchman Drive, first of all, it's not a Town road yet, you have to secure the easement if you're going to buy it from the property owner, he'll be happy, you'll have ten unhappy people, the other ten houses. Just ideas. If this can be a stand alone development from the looks of this, I haven't heard Mark's comments yet, probably should let Mark speak, I think it maybe Mark better in this fashion or do you think it should go through?

MR. EDSALL: My normal issue that I raise with the board is two issues, one, the number of lots and where you believe it's appropriate that he have more than one access and I've got to tell you that every board has got different answers to that, it's a subjective issue and the second issue that you've got single access at the maximum slope of ten percent, so they're not going over the ten percent, but it would seem appropriate to take advantage of a lesser sloped access, if you've got one, i.e., if Dutchman Drive, you can have access there. There may come a time that with inclement weather that ten percent is even difficult to negotiate and you'd have an easier access through the back. So I think you should really give it a serious look. Can the project stand alone without it? Most likely. But I think you should, even if you don't require it now, I think you at least reserve the strip so you can do something years ahead if they want to.

MR. PETRO: Well, the easement is already reserved from what I understand, there's an easement through that man's lot, you're trying to buy it anyway?

MR. SHAW: Correct, what we were thinking of doing is making once Dutchman Drive was dedicated to the Town, to extend that Town road into our town road system and for that, we needed it in fee, not an easement.

MR. PETRO: Well, Mark brings up a good point, too, no matter which way you go, this plan should show us a 50 foot easement from the cul-de-sac to the end of the other easement for future use through a lot, regardless of whether we open it up now or not.

MR. SHAW: I agree.

MR. EDSALL: As such, that becomes secondary because if you reserve the 50 foot strip dedication now obviously you have to make a decision along the way if you want to really push it, but the layout of the subdivision then can just continue because it won't be affected by your decision.

MR. SHAW: How does the rest of the board members feel? There was one sole access point having the boulevard

system, talking about two 20 foot lanes separated by a two foot grass median.

MR. LANDER: Who's going to maintain that, Town of New Windsor?

MR. SHAW: Yes.

MR. LANDER: Median is going to be maintained by the Town of New Windsor?

MR. SHAW: Yes.

MR. LANDER: I can only think of one or two other, not even, they don't have boulevards, but one access, subdivisions in New Windsor, one's real close to here but this here is not coming out onto 207, it's coming out onto Kings Drive. Like Jim said before, it's going to be ten people that are going to be madder than hornets when they find out that this road could go through. I know if I was on the other end of this, I wouldn't want it. I think this could stand alone, ten percent grade, Town has to maintain after the road's done, County Road 69 out there, that's more than ten percent.

MR. SHAW: Yes, it is.

MR. LANDER: I don't have a problem the way it is right now.

MR. PETRO: He can put the other easement up there even like we did over in Washington Green, run a gravel road to it with a crash gate for emergency vehicles if there's a problem. Of course, this is double lane going in so something massive down there to block it off both ways.

MR. LANDER: So Dutchman Drive, it's a paper road right now?

MR. PETRO: No, it's built but not dedicated to the Town and at the cul-de-sac on Dutchman Drive, there's an easement that leads off it just like to that property line he's showing you there when you would

come into this, but if you wanted to make a crash gate effect, you'd have the Town road private road specs maybe to the gate and then down the easement to the other one.

MR. ARGENIO: You know, based on the layout of the land in that area, that boulevard effect will be clearly visible from 207, am I right, Greg?

MR. SHAW: Yes, you're going to been looking at the side of hillside.

MR. ARGENIO: I would like to take a ride on Dutchman Drive because I don't specifically remember what's up there. But unlike you, I like the idea of the connection up near Dutchman Drive, but having said that, I would like to take a look at what's up on Dutchman Drive before I make my final decision.

MR. KARNAVEZOS: I'm going to kind of side with Ron, I'd be real uncomfortable if I was one of the people with the ten houses.

MR. PETRO: It's definitely going to be a problem.

MR. KARNAVEZOS: And that the road isn't dedicated to the Town.

MR. LANDER: Why isn't the road dedicated?

MR. BABCOCK: It's in the process.

MR. EDSALL: They finished the paving, just going through the final paperwork.

MR. PETRO: You know what I think happened, obviously, the fella who bought the number 11 house knows about the easement, knows it's there and knows everything and if he should sell it, would collect some money, nothing wrong with that.

MR. ARGENIO: He's thinking I'll cash out and go on to other things.

MR. PETRO: You never know, but the problem you were

going to hit there is I'm sure that other ten people when they purchased their house and didn't say remember, there's an easement down on the end for another 50 houses, so they're probably unaware.

MR. ARGENIO: Kind of why I qualified I'd like to take a look there again.

MR. PETRO: But doesn't mean that you can't do it, too.

MR. LANDER: We've had these discussions before right over on, off of right here, there was a spur but there's a cul-de-sac there now, cul-de-sac went the other way to the right because nobody wanted that to continue through.

MR. PETRO: People buy on a cul-de-sac for that reason and if it becomes a main road for 49 other houses. What's your opinion? Tell me.

MR. SHAW: Worst case scenario would be a boulevard and crash gate at the end of Dutchman Drive with an emergency access connection through a drive that would extend in this fashion. Could the board support that? Because I guess what I'm saying one of the things my client is doing he has to decide whether or not to start spending some serious dollars to move the project forward, if you think he's dead in the water and the boulevard is not going to work and I'm not hearing that note that's one issue, but the boulevard and emergency access we can probably leave with that and if it ends up being a through road, it's even better, then I think he'd move forward.

MR. PETRO: I kind of think that's what we're saying.

MR. SHAW: Good, I wanted to take a second to formulate it.

MR. ARGENIO: Mark, what were you going to say?

MR. EDSALL: I really think that you need to take a hard look at the overall benefit to the Town, not just a possible objection by a couple residents because I know that when you look at these subdivisions, you

always look at cross connection and right now, Lake Road has a difficult connection to 207 because of the shape of the lake and Jackson over to 207, this gives you a current standard town road connection between Lake and 207 which impacts more than just these lots. It helps the whole network of traffic that you're always trying to bypass and distribute. So I think you should look at it and think about the total benefit and wait to hear from Henry Kroll.

MR. SHAW: I looked at other pieces in this area as far as trying to interconnect somewhere and what you have are large parcels of land with areas of very steep topo and wetlands. The number of interconnections you're going to have in this area are going to be far and few, that reinforces Mark's position. The other side of the coin is well, if this is going to be a major connection now, what you're saying there's going to be more traffic going through Dutchman Drive, which is a downside to it. So as Mark said, I think you have to do what's in the public interest.

MR. ARGENIO: The big picture as it were.

MR. PETRO: I don't know anymore than when we started. What we're saying if you had to stand alone this way, I don't think you would be objected by this board. Explore the other avenue. Mark says he'd like to see that, I think Mr. Kroll is going to like to see it.

MR. SHAW: Thank you.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NW P/B # -

WORK SESSION DATE: 6 June 01 APPLICANT RESUB.
REQUIRED: L11

REAPPEARANCE AT W/S REQUESTED: not now

PROJECT NAME: Fox Farm Subdiv

PROJECT STATUS: NEW X OLD

REPRESENTATIVE PRESENT: Cory Shaw / Dan G / Bill S

MUNIC REPS PRESENT: BLDG INSP.
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- 49 lots
- do we have access thru Ditchman
-
-
-
-
-
-
-
-

CLOSING STATUS

- Set for agenda after app
- X possible agenda item
- Discussion item for agenda
- ZBA referral on agenda

pbwsform 10MJE98

MEMO FOR RECORD

DATE: June 7, 2001

RE: Foxwood Subdivision

A meeting was requested by Lester Clark concerning access to the Foxwood Subdivision. The meeting took place in the Town Attorney's office on June 6, 2001. It was attended by Lester Clark, Jay Cappolla, Myra from the Planning Board and me.

Clark explained the situation, and provided a copy of a map which is attached. The situation is that the Foxwood lands had a six-lot subdivision, which appears to be known as the Pennings Major Subdivision Phase I & II-Phase II Subdivision plan filed in the Orange County Clerks Office on March 1, 2000 as map number 36-0031-00. The names of all the parties are confusing but that is normal in protracted subdivisions, but the names do not really matter.

At such time in 2000 as the six-lot subdivision was carved out from the Foxwood lands, Lester Clark and Hank Van Leeuwen were partners somehow in the venture. I do not know if Hank Van Leeuwen is a partner at this time. In any case the map for the six-lots was apparently sold by the Foxwood entity to Hudson Highland Homes, with a reservation in the deed for an easement across lot #6 the subdivision for a road to serve the remainder of the Foxwood subdivision (47 +/- more lots).

The problem arose when the six-lots were sold off to individual homeowners, and no reference to the right-of-way was included in any of their deeds. So the six homeowners apparently bought their lots with the expectation that they would be living on a cul-de-sac.

Now the problem has come to light, as Foxwood approaches the Planning Board and wants a major subdivision (47 lots +/-). Foxwood now proposes to make a deal with the owners of lot 6 to buy a strip of their property, and put a road across that strip which will then connect the cul-de-sac to the 47 more lots. Apparently the owners of lot 6 are agreeable to the sale of a piece of land.

I told Clark and Capolla from a legal standpoint there is no problem with purchasing the strip of land from lot 6 for a road, and connecting the cul-de-sac to the new road serving 47 homes. That is a legal matter which the Planning Board can oversee in the subdivision proceeding.

However I stated that the 6 homeowners, or at least 4-5 of them, might be extremely upset if they had expected to purchase houses on a cul-de-sac and now come to find out that the Planning Board is working with the developer to create a road which will service 47 additional homes via their street.

Also I asked Pat to check if Duthman Drive is a dedicated road at this time. That is the name of the road and cul-de-sac on which the six homes are located. It is not dedicated yet. The road has been bonded and will be offered for dedication to the Town Board at some point in the future.

Myra checked the Planning Board minutes regarding Foxwood and the six-lot subdivision. There was no discussion at the Planning Board about reserving a right-of-way for the future 47 lot subdivision.


PAC

pac/mlb

cc: Supervisor Meyers
Highway Superintendent Kroll
Planning Board Chairman Petro
Engineer Edsall

Attachment

REPUTED OWNER
FOX
L 2008 P. 430
54-1-2

PREMISES UNDER EXAMINATION UNDER TITLE No. 1037
IS LOCATED HERE !!!!!!!

LOT 6

158,647± sq. ft.
3.64± acres

SDS DESIGNED FOR
4 BEDROOM HOUSE MAX.
8 LOTS @ 55, 440' TOTAL

LOT 7

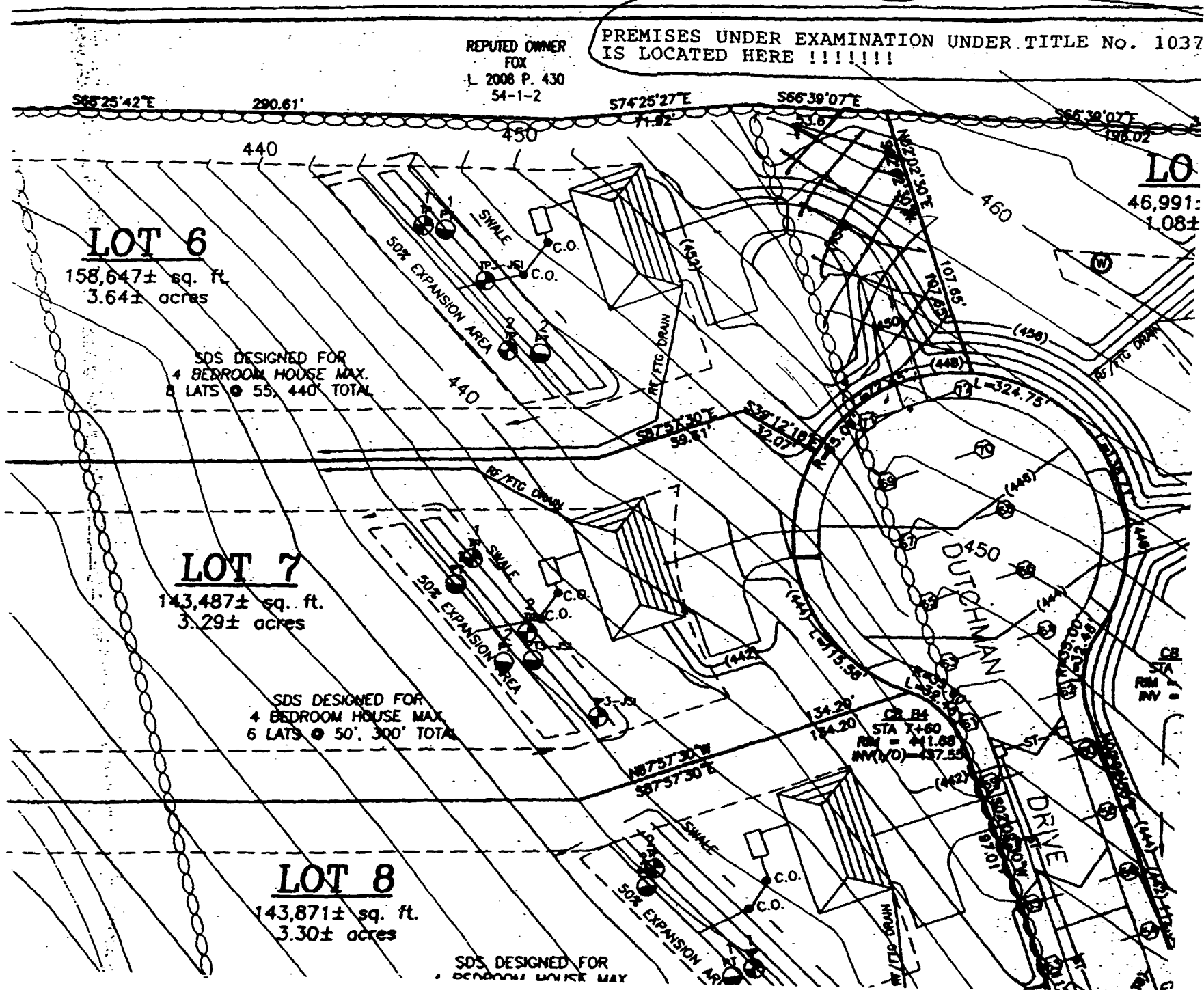
143,487± sq. ft.
3.29± acres

SDS DESIGNED FOR
4 BEDROOM HOUSE MAX.
6 LOTS @ 50', 300' TOTAL

LOT 8

143,871± sq. ft.
3.30± acres

SDS DESIGNED FOR
4 BEDROOM HOUSE MAX.



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/18/2001

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 1-45

NAME: ADC WINDSOR, INC. SUBDIVISION
APPLICANT: ADC WINDSOR, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
06/18/2001	REC. CK. #000218	PAID		3975.00	
		TOTAL:	0.00	3975.00	-3975.00



**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Town Planning Board
FROM: Frank Malloy, Asst. Fire Inspector
SUBJECT: ADC Windsor Subdivision
DATE: October 8, 2003

Planning Board Reference Number: PB-01-45
Date Received: 10-02-2003
Fire Prevention Reference Number: FPS-03-47

A review of the above referenced subdivision plan was conducted on October 8, 2003, with the following being noted:

- 1) E-911 addresses available for each lot
- 2) Road names needed

The plans at this time are not acceptable.

A handwritten signature in black ink, appearing to be 'FM' with a circled '84' to the right.

**Frank Malloy
Asst. Fire Inspector**

FM/dh

S4-1-2

Lot 1.	21	23, 2 - 42 (Road B)	45. 31
2.	23	24. 40	46. 29
3.	25	25. 36	
4.	68	26. 34	
5.	66	27. 32	
6.	64	28. 30	
7.	62	29. 28	
8.	60	30. 26	
9.	58	31. 59 - 27	
10.	56	32. 57	
11.	52-54	33. 55	
12.	48-50	34. 53	
13.	46	35. 51	
14.	44 - 1	36. 49	
(Road B) 15.	3	37. 47	
" 16.	5	38. 45	
" 17.	7-9	39. 43	
" 18.	11-13	40. 41	
" 19.	10	41. 39	
" 20.	8	42. 37	
" 21.	6	43. 35	
" 22.	4	44. 33	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: HIGHWAY DEPARTMENT

P.B. FILE #01-45

DATE RECEIVED: 10-02-03

**PLEASE RETURN COMPLETED FORM TO MYRA
BY: 10-06-03 TO BE ON AGENDA FOR THE 10-08-03 PLANNING BOARD
MEETING.**

THE MAPS AND/OR PLANS FOR:

ADC WINDSOR SUBDIVISION

Applicant or Project Name

SITE PLAN _____, SUBDIVISION XXX, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: under review

☐ **DISAPPROVED:**

Notes: _____

Signature: _____

Reviewed by

date

10-2-03



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@mhepc.com

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 296-2765

e-mail: mhepa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/ VILLAGE OF:

New Windsor

P/B APP. NO.:

01 - 45 + 1-3

WORK SESSION DATE:

17 Sept 2003

PROJECT: NEW

☒ **OLD** ☒

REAPPEARANCE AT W/S REQUESTED:

NO

RESUB. REQ'D:

rev app

PROJECT NAME:

ADC Sub + new Yc

REPRESENTATIVES PRESENT:

Shan

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

☒

FIRE INSP.
PLANNER
OTHER

John M

ITEMS DISCUSSED:

- adjoining Classic Home builders
- rec'd drainage report
- adding new Yc app to take piece of Classic (withheld)
- Archeological - we have - (should have OP&HP letter)
- need to do SEDNA
- they want to commission a board not to require the Phase II
- need to get started on District

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT STATUS:

ZBA Referral:

Y N

Ready For Meeting

Y N

Recommended Mtg Date

1st Mtg Oct

* OK for 10/8 *
* 10/11 *



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

RECEIVED

OFFICE OF THE PLANNING BOARD MAY 10 2002

PROJECT REVIEW SHEET

N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
MAY 10 2002
ENGINEER & PLANNING

P.B. FILE # **01-45** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 05-20-02

THE MAPS AND/OR PLANS FOR:

ADC Windsor Sub
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: Acceptable in concept. Will make a specific review with engineer and
give final evaluation at that time.

☐ DISAPPROVED:

Notes: _____

Signature: *Henry J. Hall* 5/22/02
Reviewed by: _____ Date



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533

CHRISTOPHER J. DUNLEAVY
ACTING COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: *Town of New Windsor Planning Board*

Reference No.: *NWT 1-02N*

County I.D. No: *54-1-2*

Applicant: *ADC Windsor, Inc.*

Proposed Action: *Major Subdivision: 49 lots.*

State, County, Inter-municipal Basis for Review: *Intergovernmental Agreement*

Comments: *There are no significant concerns to bring to your attention.*

Related Reviews and Permits: *Orange County Health Department*

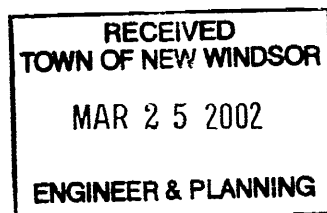
County Action: Local Determination ~~XXXXXX~~

Disapproved

Approved

Approved subject to the following modifications and/or conditions:

Date: *March 21, 2002*



Christopher J. Dunleavy
Acting Commissioner of Planning



New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

March 27, 2002

Mark J. Edsall, P.E., P.P.
Planning Board Engineer
Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Dear Mr. Edsall:

Re: SEORA
ADC Windsor, Inc./Major Subdivision
New Windsor, Orange County
02PR1379

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP) concerning your project's potential impact/effect upon historic and/or prehistoric cultural resources. Our staff has reviewed the documentation that you provided on your project. Preliminary comments and/or requests for additional information are noted on separate enclosures accompanying this letter. A determination of impact/effect will be provided only after ALL documentation requirements noted on any enclosures have been met. Any questions concerning our preliminary comments and/or requests for additional information should be directed to the appropriate staff person identified on each enclosure.

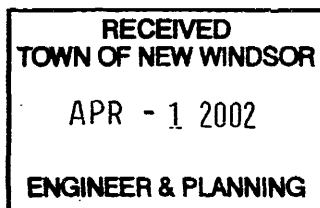
In cases where a state agency is involved in this undertaking, it is appropriate for that agency to determine whether consultation should take place with OPRHP under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, Advisory Council on Historic Preservation's regulations, "Protection of Historic and Cultural Properties" 36 CFR 800 requires that agency to initiate consultation with the State Historic Preservation Officer (SHPO).

When responding, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Director

RLP:bsd
Enclosure(s)



cc: M. Edsall
G. Shaw

**REQUEST FOR ADDITIONAL INFORMATION
ARCHAEOLOGY**

02FR1379

Thank you for contacting the Office of Parks, Recreation and Historic Preservation (OPRHP) with regard to the potential for this project to affect archaeological resources. In order for OPRHP to complete our evaluation of the historic and prehistoric archaeological sensitivity of your project area we require additional information regarding the location of the project.

The boundaries of the project area should be clearly delineated on a United States Geological Survey (USGS) Quadrangle, or New York State Department of Transportation (DOT) 7.5 minute (scale 1=24,000) map. Original scale should be used if photocopying and a label providing map title should be included. There are several "on-line" resources for these maps. Some examples include: terraserver. com and topozone.com.

If you have any questions concerning this request for additional information, please contact Mike Schifferli at (518) 237-8643 ext. 3281

**PLEASE BE SURE TO REFER TO THE PROJECT REVIEW NUMBER NOTED
ABOVE WHEN RESPONDING TO THIS REQUEST**



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

March 19, 2002

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 10956

Dear Members,

RE: STATE ENVIRONMENTAL QUALITY REVIEW
ADC Windsor Inc. Major Sub Division
New Windsor, Orange County



This Department has no objection to the Town of New Windsor Planning Board assuming the role of lead agency for this action.



We have reviewed the Environmental Assessment Form (EAF) and find the estimated number of vehicular trips to be accurate.



If a traffic study is prepared for the proposed project, please forward a copy to us for review.



Please be aware that a state Highway Work Permit will be required for any curb cuts and/or work within any NYS Route right-of-way.

Very Truly Yours,


Adrienne G. Bautista
Civil Engineer I

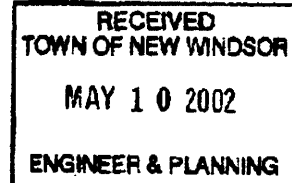


Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

RECEIVED**OFFICE OF THE PLANNING BOARD** MAY 10 2002**PROJECT REVIEW SHEET** N.W. HIGHWAY DEPT.

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.



P.B. FILE # **01-45** DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 05-20-02

THE MAPS AND/OR PLANS FOR:

ADC Windsor Sub
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ **APPROVED:**

Notes: Acceptable in concept. Will make a specific review with engineer and give final evaluation at that time.

☐ **DISAPPROVED:**

Notes: _____

Signature: *Shirley J. Hull*

Reviewed by: _____

5/22/02

Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: May 10, 2002

SUBJECT: ADC Windsor, Inc.

Planning Board Reference Number: PB-01-45

Dated: 10 May 2002

Fire Prevention Reference Number: FPS-02-031

A review of the above referenced subject subdivision plan was conducted on 10 May 2002.

This subdivision plan is acceptable.

Plans Dated: 7 May 2002 Revision 1



Robert F. Rodgers

RFR/dh



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

RECEIVED

MAR 12 2002

N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, WATER DEPT.,
SEWER DEPT., HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
MAR - 7 2002
ENGINEER & PLANNING

P.B. FILE # 01-45 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: ASAP

THE MAPS AND/OR PLANS FOR:

ADC Windsor, Inc
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☐ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date _____

Still under review



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ~~FIRE INSPECTOR~~, WATER DEPT.,
SEWER DEPT., HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
MAR - 7 2002
ENGINEER & PLANNING

P.B. FILE # 01-45 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: ASAP

THE MAPS AND/OR PLANS FOR:

ADC Windsor, Inc.
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: Will need street name

☐ DISAPPROVED:

Notes: _____

Signature: _____

Reviewed by: _____

Date: _____



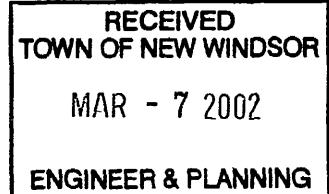
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: FIRE INSPECTOR, WATER DEPT.,
SEWER DEPT., HIGHWAY DEPT.



P.B. FILE # 01-45 DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: ASAP

THE MAPS AND/OR PLANS FOR:

ADC Windsor, Inc.
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: There is no town water in this area

☐ DISAPPROVED:

Notes: _____

Signature: Stan D. D. 3-15-02
Reviewed by: _____ Date

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: March 12, 2002
SUBJECT: ADC Windsor, Inc.

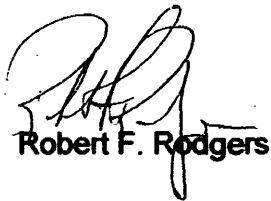
Planning Board Reference Number: PB-01-45
Dated: 7 March 2002
Fire Prevention Reference Number: FPS-02-012

A review of the above referenced subject subdivision plan was conducted on 12 March 2002.

This subdivision plan is acceptable.

Please have developer contact my office with street names.

Plans Dated: 25 February 2002


Robert F. Rodgers



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

*Please return by
6/25/01*

PLANNING BOARD FILE NUMBER:

01-45

DATE PLAN RECEIVED: _____

RECEIVED

JUN 18 2001

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by _____

_____ for the building or subdivision of _____

_____ has been

reviewed by me and is approved _____

disapproved _____

If disapproved, please list reason _____

no comment at this time - more details Required

RECEIVED

JUN 19 2001

N.W. HIGHWAY DEPT.

Keb
HIGHWAY SUPERINTENDENT

6-25-01
DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: June 19, 2001

SUBJECT: ADC Windsor Inc.

Planning Board Reference Number: PB-01-45


Dated: 18 Jan. 2001

Fire Prevention Reference Number: FPS-01-036

A review of the above referenced subject subdivision plan was conducted on 18 June 2001.

This concept plan is acceptable.

Plans Dated: 6 June 2001.



Robert F. Rodgers



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

01-45

DATE PLAN RECEIVED:

RECEIVED

JUN 18 2001

The maps and plans for the Site Approval

Subdivision

as submitted by

for the building or subdivision of

ADC Windsor, Inc

has been

reviewed by me and is approved L

~~disapproved~~

~~If disapproved, please list reason~~

There is no town water in this

area

HIGHWAY SUPERINTENDENT

DATE

Steve D'Amico
WATER SUPERINTENDENT

6-19-01
DATE

SANITARY SUPERINTENDENT

DATE

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision x Lot Line Change _____ Site Plan _____ Special Permit _____

Tax Map Designation: Sec. 54 Block 1 Lot 2

BUILDING DEPARTMENT REFERRAL NUMBER PA2001 - 0542

1. Name of Project Subdivision For ADC Windsor, Inc.

2. Owner of Record Fox Hill Associates Phone 786-6000

Address: 400 BaMar Drive, Stony Point, NY 10980
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant ADC Windsor Inc. Phone 212-581-3910

Address: 1001 Forest Glen, New Windsor, NY 12553
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Gregory J. Shaw, PE Phone 561-3695

Address: 744 Broadway, Newburgh, NY 12550
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Gregory J. Shaw, PE 561-3695
(Name) (Phone)

7. Project Location: On the south side of Kings Road 400 feet
(Direction) (Street) (No.)
east of Station Road
(Direction) (Street)

8. Project Data: Acreage 142.176 Zone OLI & R-1 School Dist. Washingtonville

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

RECEIVED

JUN 18 2001

01-45

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes x No

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) The subdivision of the 142 acre parent parcel into 49 single family lots with a minimum lot area of 43,560 SF and serviced by individual wells and sewage disposal systems
11. Has the Zoning Board of Appeals Granted any Variances for this property? yes no x
12. Has a Special Permit previously been granted for this property? yes no x

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

12 DAY OF JUNE ²⁰⁰⁵ 19


APPLICANT'S SIGNATURE

[Signature]
NOTARY PUBLIC

DAN GUERIN
Please Print Applicant's Name as Signed

Please Print Applicant's Name as Signed

TOWN USE ONLY: RECEIVED

JUN 18 2001
DATE APPLICATION RECEIVED

01-45
APPLICATION NUMBER

FROM : SHAW ENGINEERING

PHONE NO. : 914 361 3027

Jun. 11 2004 01:09PM P1

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Fox Hill Associates, it conducts business
(OWNER) , deposes and says that ~~he~~

at 400 Ba Mar Drive, Stony Point, NY in the County of Rockland
(OWNER'S ADDRESS)

and State of New York it
and that ~~he~~ is the owner of property tax map

(Sec. 54 Block 1 Lot 2)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he authorizes:

ADC Windsor Inc.
(Applicant Name & Address, if different from owner)

Gregory J. Shaw, P.E.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date 6/12/04

Janette C. Varas.
Witness' Signature

[Signature] partner
Owner's Signature

[Signature]
Applicant's Signature if different than owner

[Signature]
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

01-45
RECEIVED
JUN 18 2004

**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. X Name and address of Applicant.
- * 2. X Name and address of Owner.
3. X Subdivision name and location
4. X Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval.
(ON ALL PAGES OF SUBDIVISION PLAN)

SAMPLE:



5. X Tax Map Data (Section, Block & Lot).
6. X Location Map at a scale of 1" = 2,000 ft.
7. X Zoning table showing what is required in the particular zone and what applicant is proposing.
8. X Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. X Date of plat preparation and/or date of any plat revisions.
10. X Scale the plat is drawn to and North arrow.
11. X Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. * Surveyor's certificate.
13. * Surveyor's seal and signature.
14. X Name of adjoining owners.
15. X Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. NA Flood land boundaries.
17. * A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. * Final metes and bounds.

RECEIVED
JUN 18 2007

Page 1 of 3

01-45

* Denotes That The Required
Information Will Be Pro-
vided On A Subsequent Sub.

19. X Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. NA Include existing or proposed easements.
21. X Right-of-way widths.
22. * Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. * Lot area (in square feet for each lot less than 2 acres).
24. XX Number the lots including residual lot.
25. X Show any existing waterways.
- *26. NA A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. * Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. * Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. * Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. * Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. * Provide A septic system design notes as required by the Town of New Windsor.
32. X Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. X Indicate percentage and direction of grade.
34. NA Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. * Indicate location of street or area lighting (if required).

REFERRING TO QUESTION 9 ON THE APPLICATION FORM: IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. X Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. * A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

A Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

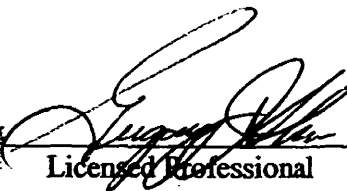
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

6/11/2001
Date

PROJECT I.D. NUMBER

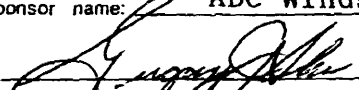
617.21

SEQR

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR ADC Windsor Inc.	2. PROJECT NAME Subdivision For ADC Windsor Inc.
3. PROJECT LOCATION: Municipality Town Of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 131 Kings Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The development of 142 acres into 49 single family lots serviced by individual wells and sewage disposal systems	
7. AMOUNT OF LAND AFFECTED: Initially 142 acres Ultimately 142 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: ADC Windsor Inc. Date: June 11, 2001	
Signature:  Engineer For Applicant	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER
1RECEIVED
JUN 18 2001

01-45

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality; surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
Yes	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
Yes	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
No	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
No	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
No	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
No	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
No	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town Of New Windsor Planning Board

Name of Lead Agency

James R. Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

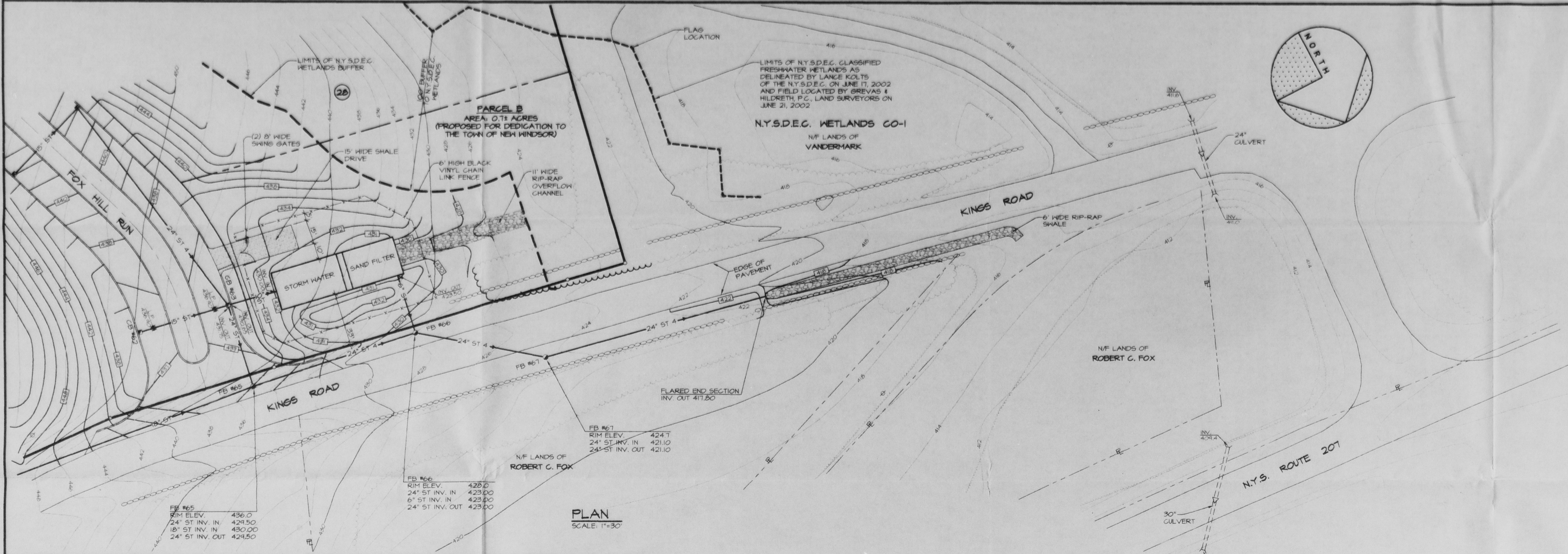
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

2 RECEIVED
JUN 18 2001

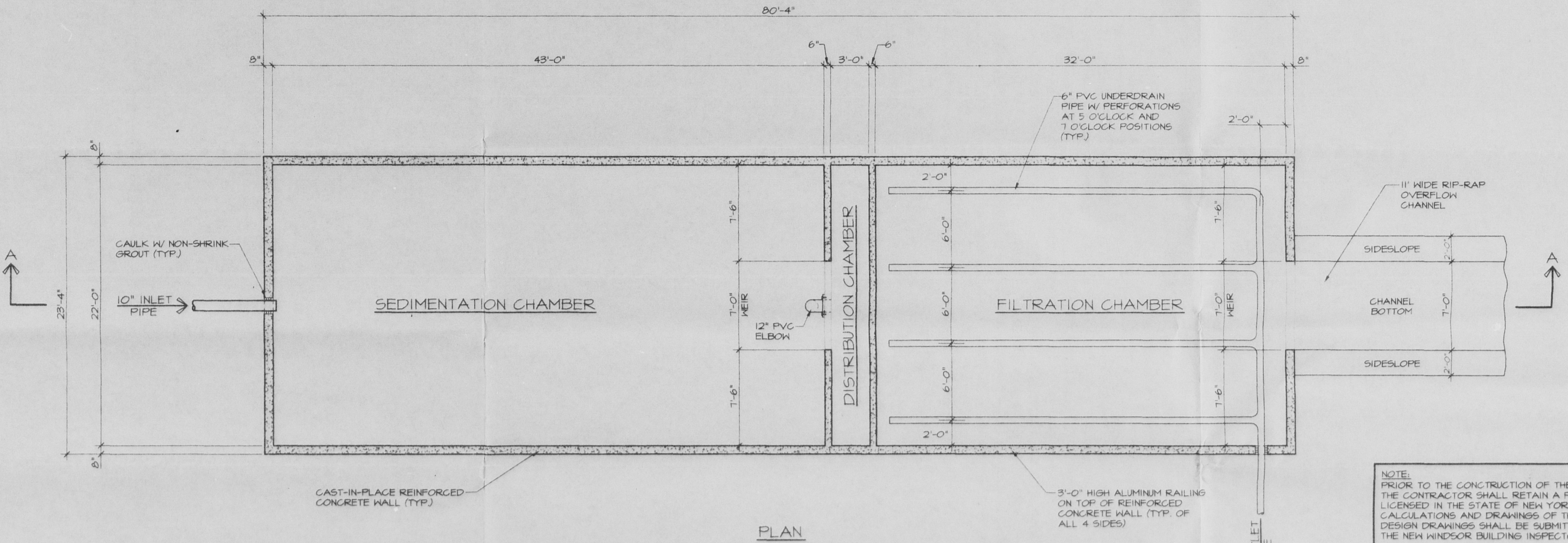
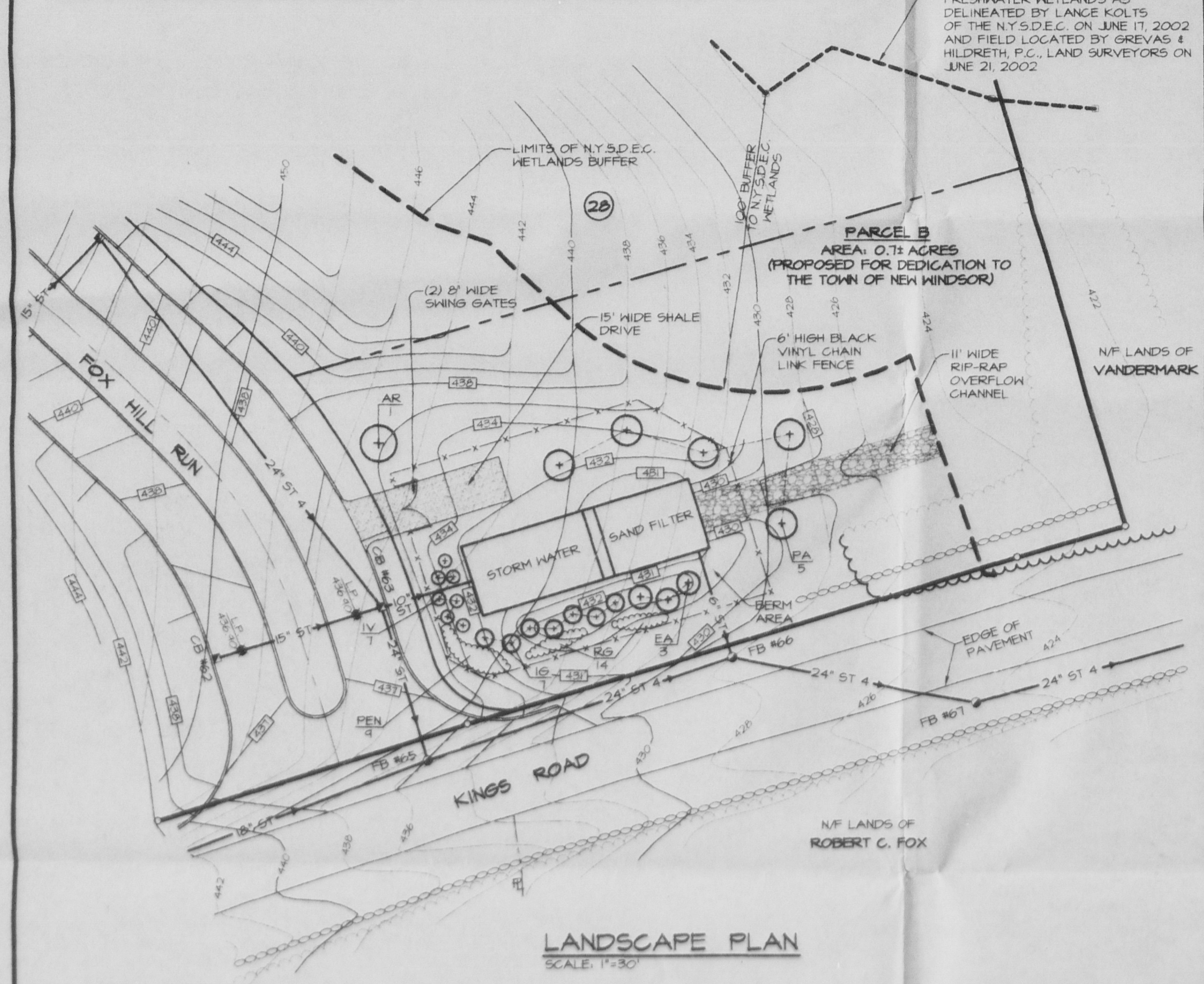
01-45



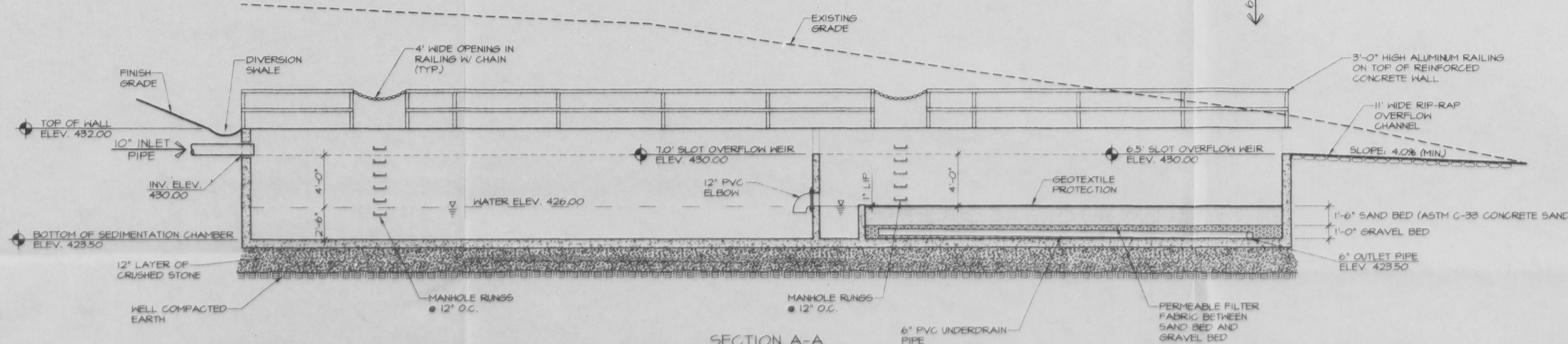
LEGEND	
EXISTING	NEW
432 2' CONTOUR	FINISHED GRADE
430 10' CONTOUR	CATCH BASIN NO. 65
BOUNDARY	FLUSHING BASIN NO. 66
ADJ. PROPERTY LINE	STORM DRAIN
STONEWALL	FLARED END SECTION
WOODED LINE	LOT NUMBER
	WOODED LINE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
AR	Acer Rubrum	Red Maple	1	2"-2 1/2" cal.
EA	Euonymus Alatus	Burning Bush	3	3"-4"
IS	Ilex Glabra	Inkberry Holly	1	3 gal.
IV	Itea Virginica	Henny's Garnet Sweetgale	1	3 gal.
PA	Picea Abies	Norway Spruce	5	6"-7"
PEN	Pennisetum Alopecuroides	Hameln's Duff Fountain Grass	9	2 gal.
RS	Rudbeckia Sp.	Black-Eyed Susan	14	2 gal.



NOTE:
PRIOR TO THE CONSTRUCTION OF THE CONCRETE CHAMBER, THE CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK TO PREPARE DESIGN CALCULATIONS AND DRAWINGS OF THE CHAMBER STRUCTURE. DESIGN DRAWINGS SHALL BE SUBMITTED FOR APPROVAL TO THE NEW WINDSOR BUILDING INSPECTOR.



STORM WATER SAND FILTER

EXHIBIT No. 4

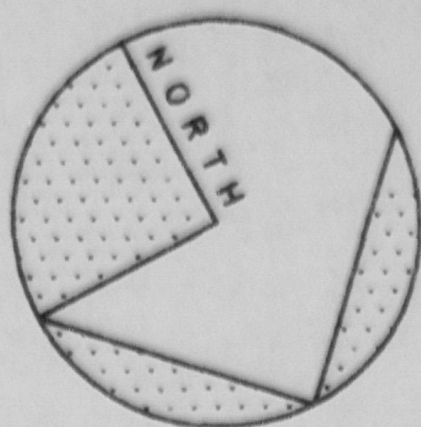
Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh, N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.
COPYRIGHT 2005 SHAW ENGINEERING

ISSUE	REVISION	DATE

Drawing By: J.R.J.
Checked By: G.J.S.
Scale: 1"=30'
Date: 1-31-2005
Project: SUBDIVISION FOR
A D C WINDSOR, INC.
KINGS ROAD
TOWN OF NEW WINDSOR, N.Y.

5
OF
5
Project No. 0103



N/E LANDS OF
CARMINE E. & PATRICIA
D'FRESE

N/E LANDS OF
DOROTHY & JOHN JR. & CLAY
CLEMENT

LEGEND	
EXISTING	NEW
452 2' CONTOUR	444 FINISHED GRADE
440 10' CONTOUR	CB #45 CATCH BASIN NO. 45
ADJ. PROPERTY LINE	FB #45 FLUSHING BASIN NO. 45
STONEWALL	OUTLET CONTROL STRUCTURE
WOODED LINE	30" ST. STORM DRAIN
	FLARED END SECTION
	23 LOT NUMBER

PLANT LIST


SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
FO	Festuca Ovina	Sheep Fescue	15 lb.	
PV	Panicum Virgatum	Switchgrass	10 lb.	
ERNMX - 126	Retention Basin Floor Seeding Low Maintenance Grass-like Species		14 lb.	
ERNMX - 127	Retention Basin Floor Seeding Wildlife & Plant Diversity		8 lb.	
ERNMX - 136	Wildlife Food and Shelter Shrub Mix		20 lb.	
ERNMX - 153	Showy Northeast Native Wildflower Without Grasses		20 lb.	
VD	Viburnum Dentatum	Arrowwood Viburnum	14	3 gal.
LB	Lindera Benzoin	Spicebush	21	3 gal.
CA	Cornus Amomum	Silky Dogwood	48	3 gal.
AA	Aronia Arbutifolia	Red Chokeberry	57	2 gal.
QP	Quercus Paustris	Pin Oak	13	1 1/2"-2" cal.
AR	Acer Rubrum	Red Maple	13	1 1/2"-2"

PARCEL A
AREA: 7.51 ACRES
(PROPOSED FOR DEDICATION TO
THE TOWN OF NEW WINDSOR)

OUTLET CONTROL STRUCTURE
TOP OF STRUCTURE ELEV. 444.50
20' L.F. WEIR ELEV. 446.20
8" D.I. INLET PIPE INV. 442.21
4" D.I. INLET PIPE INV. 442.00
6" D.I.P. POND DRAIN
30" INV. OUT 434.00

**WATER QUALITY /
STORM WATER DETENTION
POND**
W.S. ELEV. 442.00
MAX. W.S. ELEV. 448.00

EXHIBIT No. 3C

 **Shaw Engineering**
Consulting Engineers
744 Broadway Newburgh, N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF
SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE
SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL
ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2005 SHAW ENGINEERING

ISSUE

REVISION

DATE

Drawn By: J.R.J.

Checked By: G.J.S.

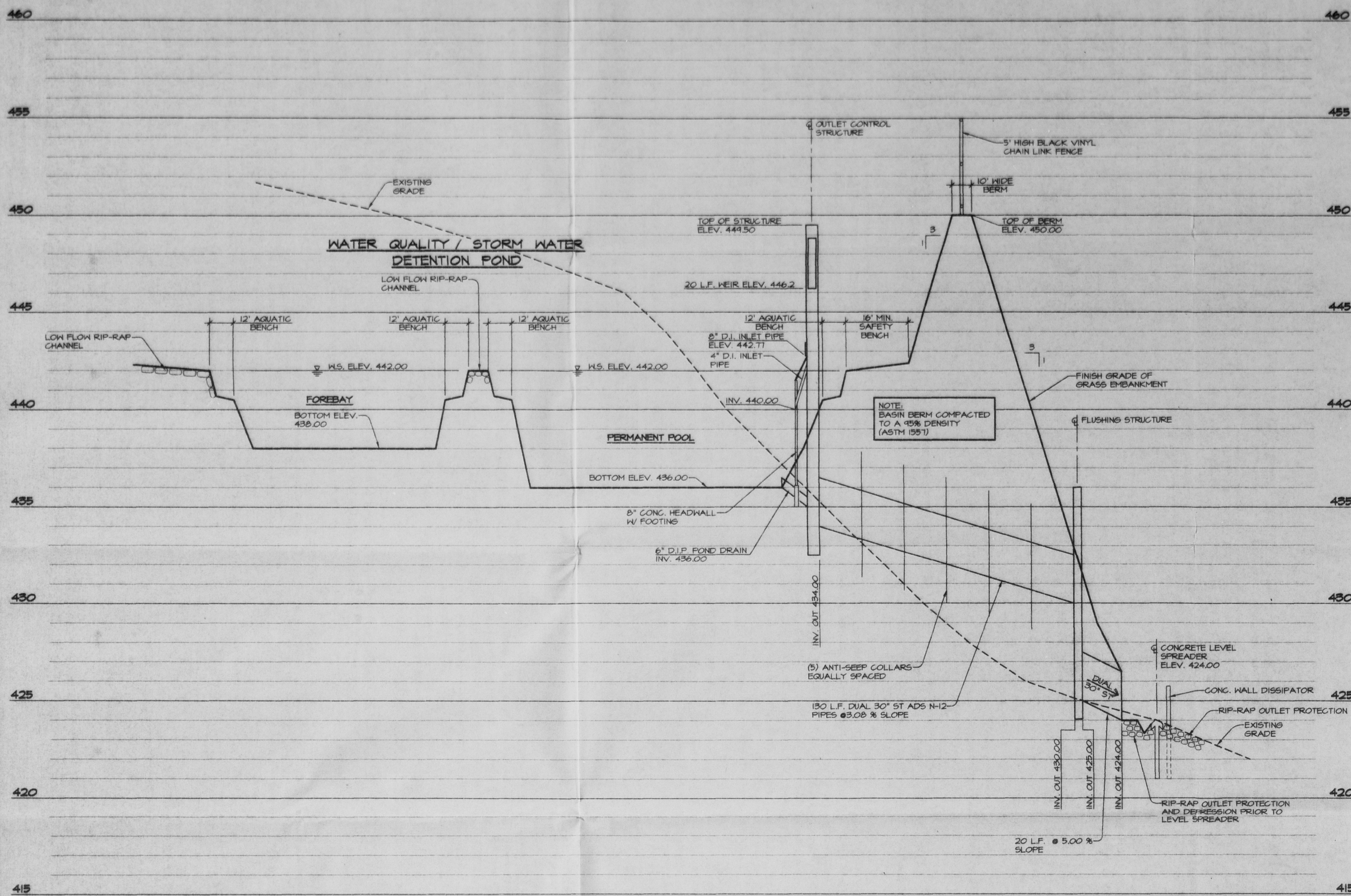
Scale: 1"=30'

Date: 1-31-2005

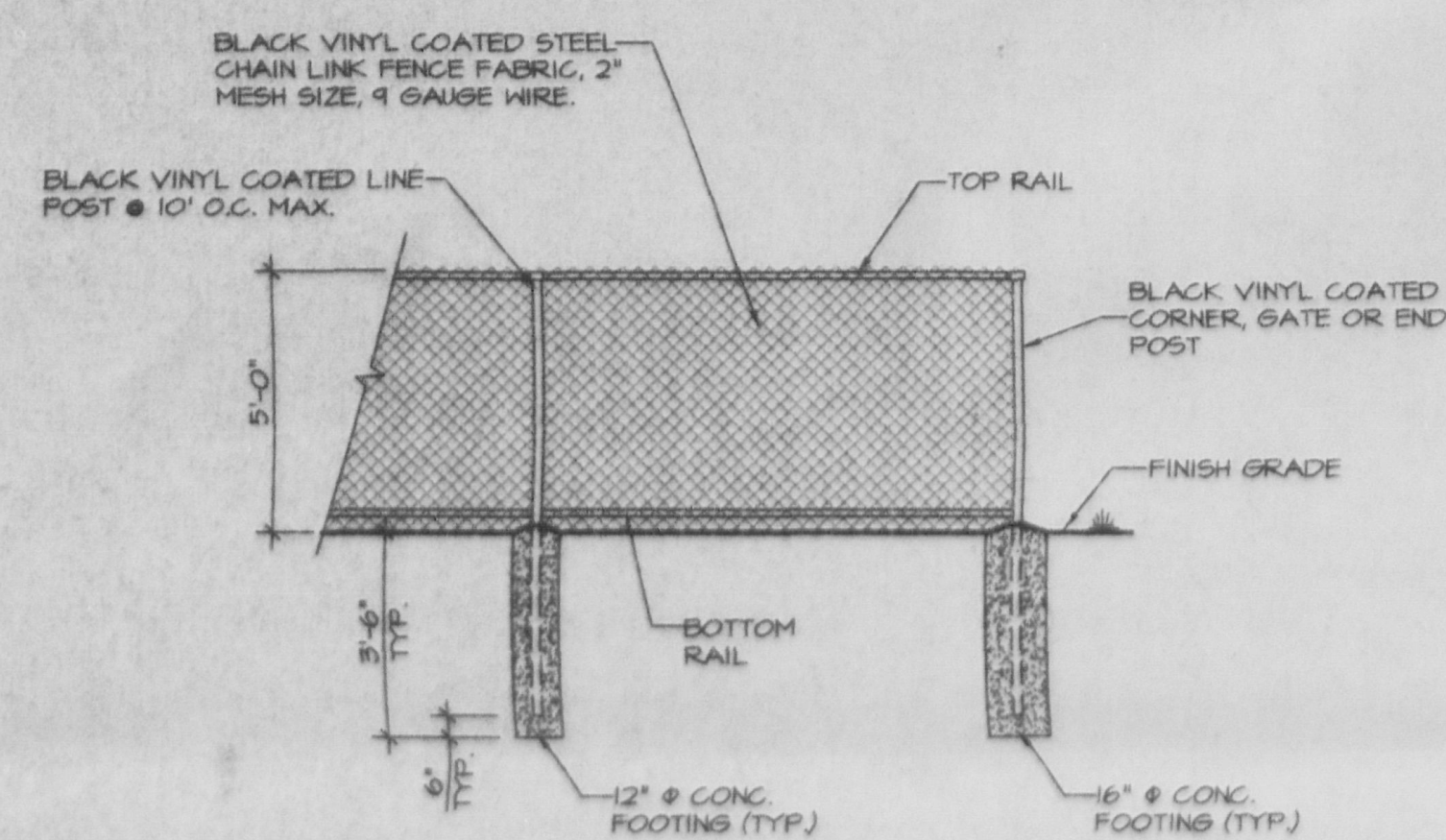
Drawing:
**ENGINEERING PLAN OF DRAINAGE DISTRICT -
WATER QUALITY / STORM WATER DETENTION
POND - LANDSCAPING PLAN**

Project:
SUBDIVISION
A D C WINDSOR, INC.
KINGS ROAD TOWN OF NEW WINDSOR, N.Y.

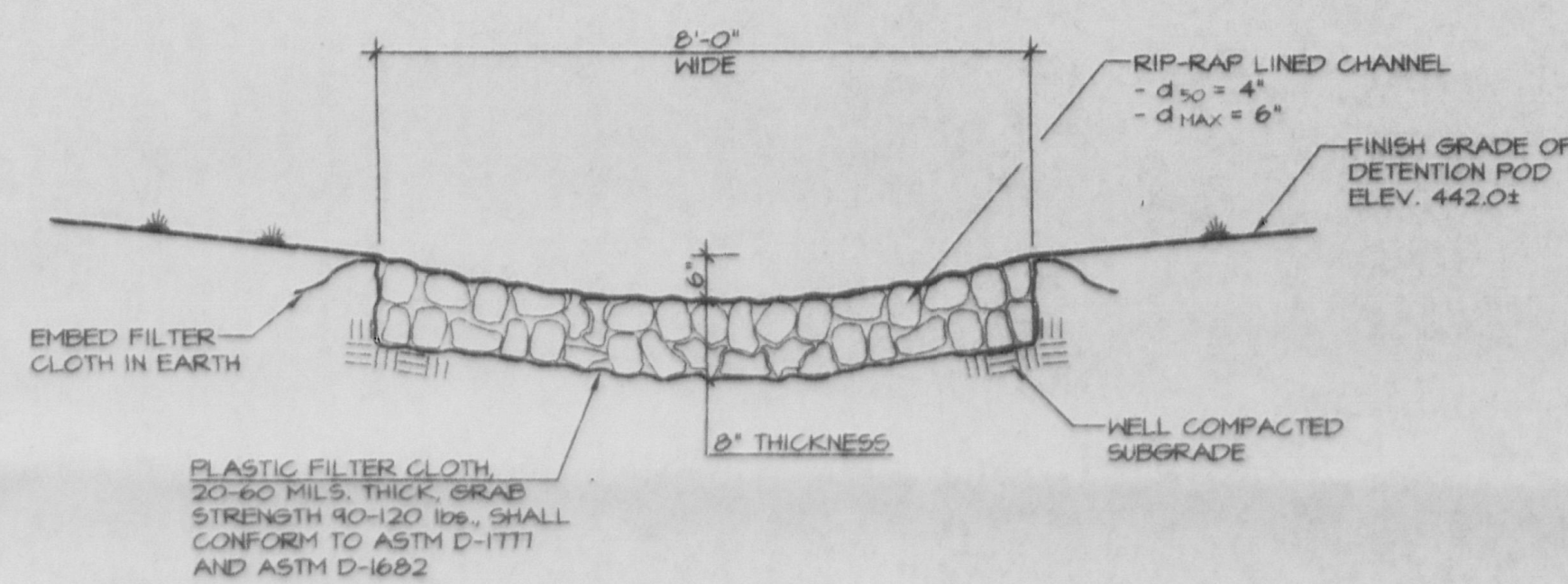
4
OF
5
Project No.
0103



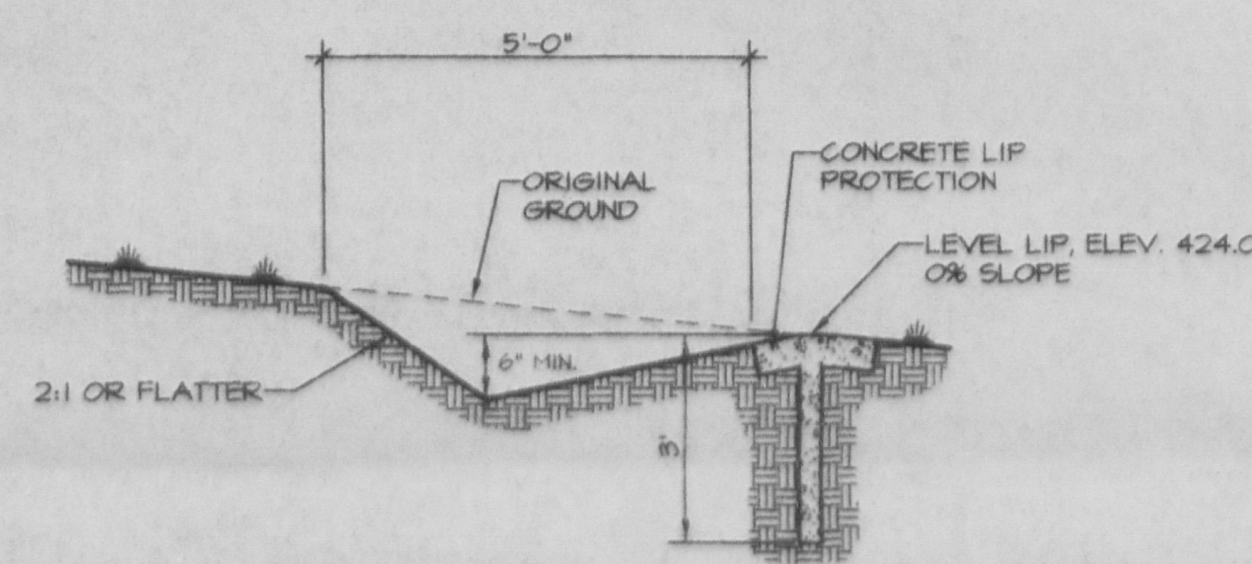
CROSS - SECTION A-A
WATER QUALITY / STORM WATER DETENTION POND
SCALE: VERT. 1"=3'
HORIZ. 1"=30'



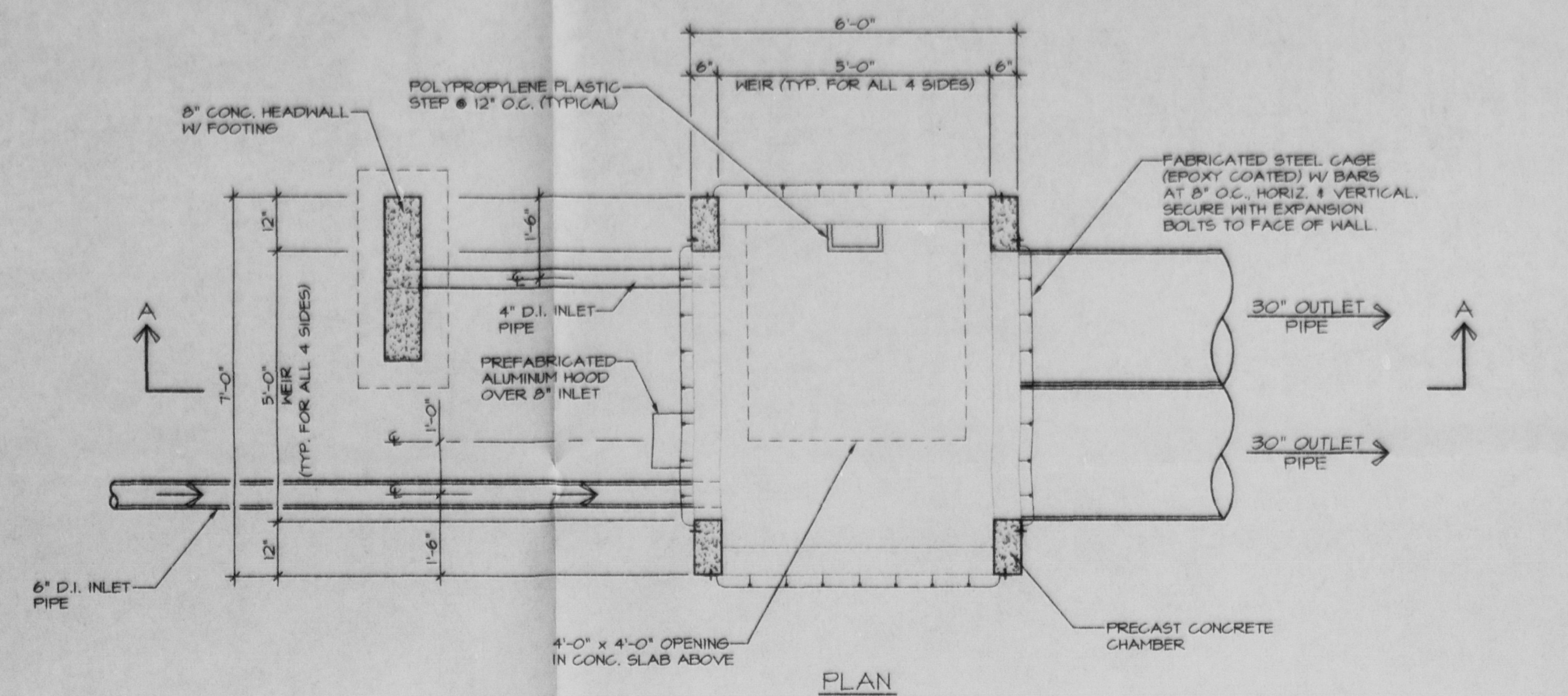
CHAIN LINK FENCE
NOT TO SCALE



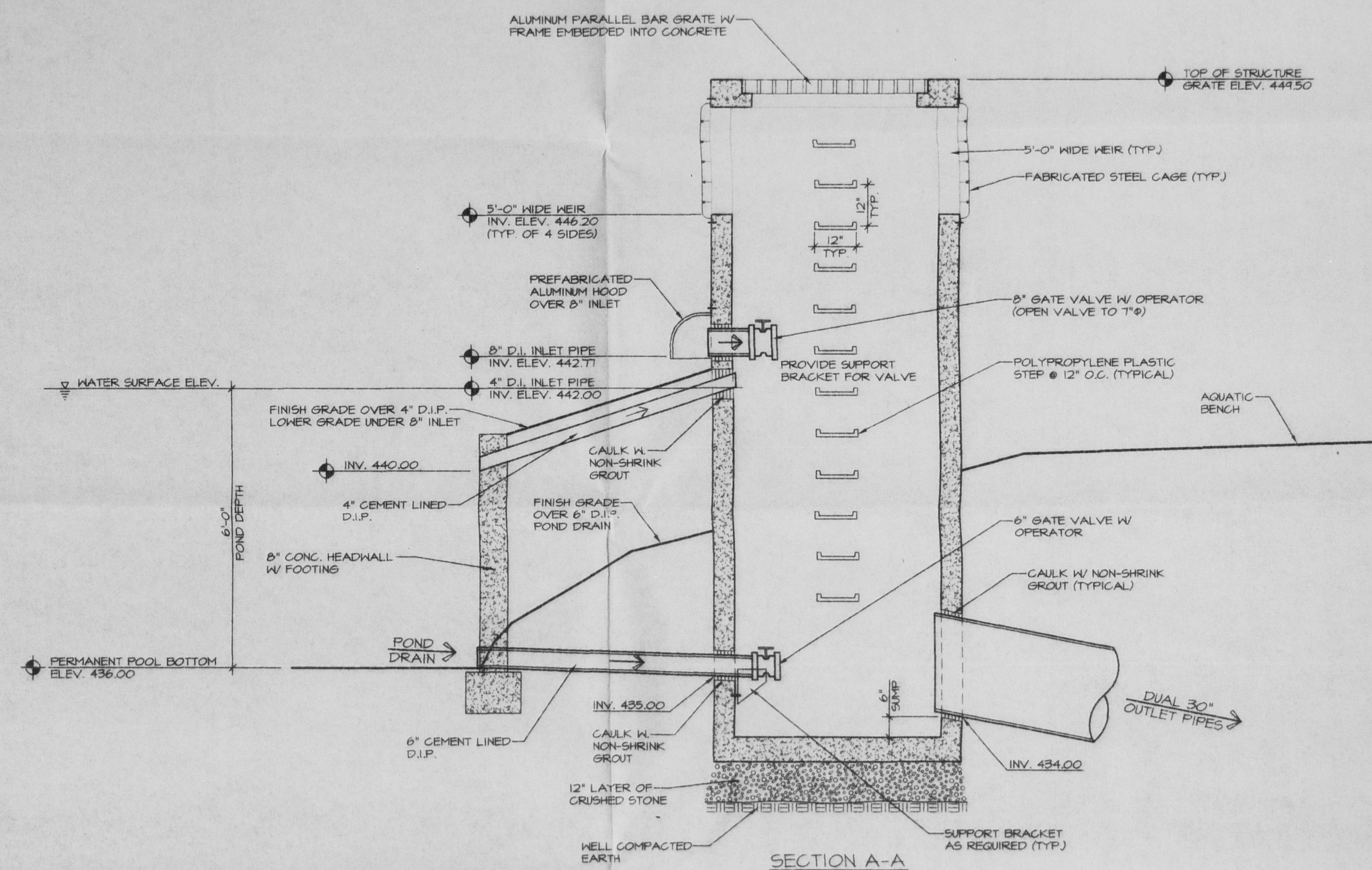
LOW FLOW CHANNEL DETAIL
NOT TO SCALE



LEVEL SPREADER DETAIL
NOT TO SCALE



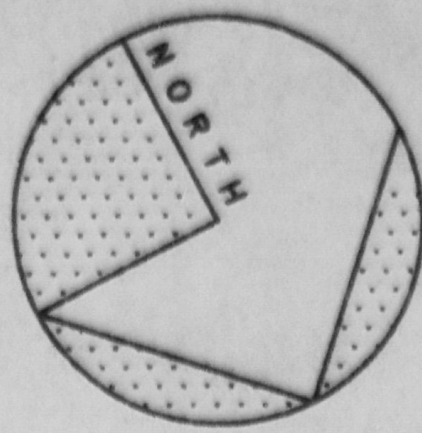
PLAN



SECTION A-A

OUTLET CONTROL STRUCTURE
NOT TO SCALE

EXHIBIT No. 3B



N/E LANDS OF
CARMINE E. & PATRICIA
DeFRESE

N/E LANDS OF
DOROTHY & JOHN JR. & CLAY
CLEMENT

LEGEND	
EXISTING	NEW
452 2' CONTOUR	FINISHED GRADE
440 10' CONTOUR	CATCH BASIN NO. 45
BOUNDARY	FLUSHING BASIN NO. 49
ADJ. PROPERTY LINE	OUTLET CONTROL STRUCTURE
STONEWALL	30" ST. STORM DRAIN
WOODED LINE	FLARED END SECTION
	LOT NUMBER
	WOODED LINE

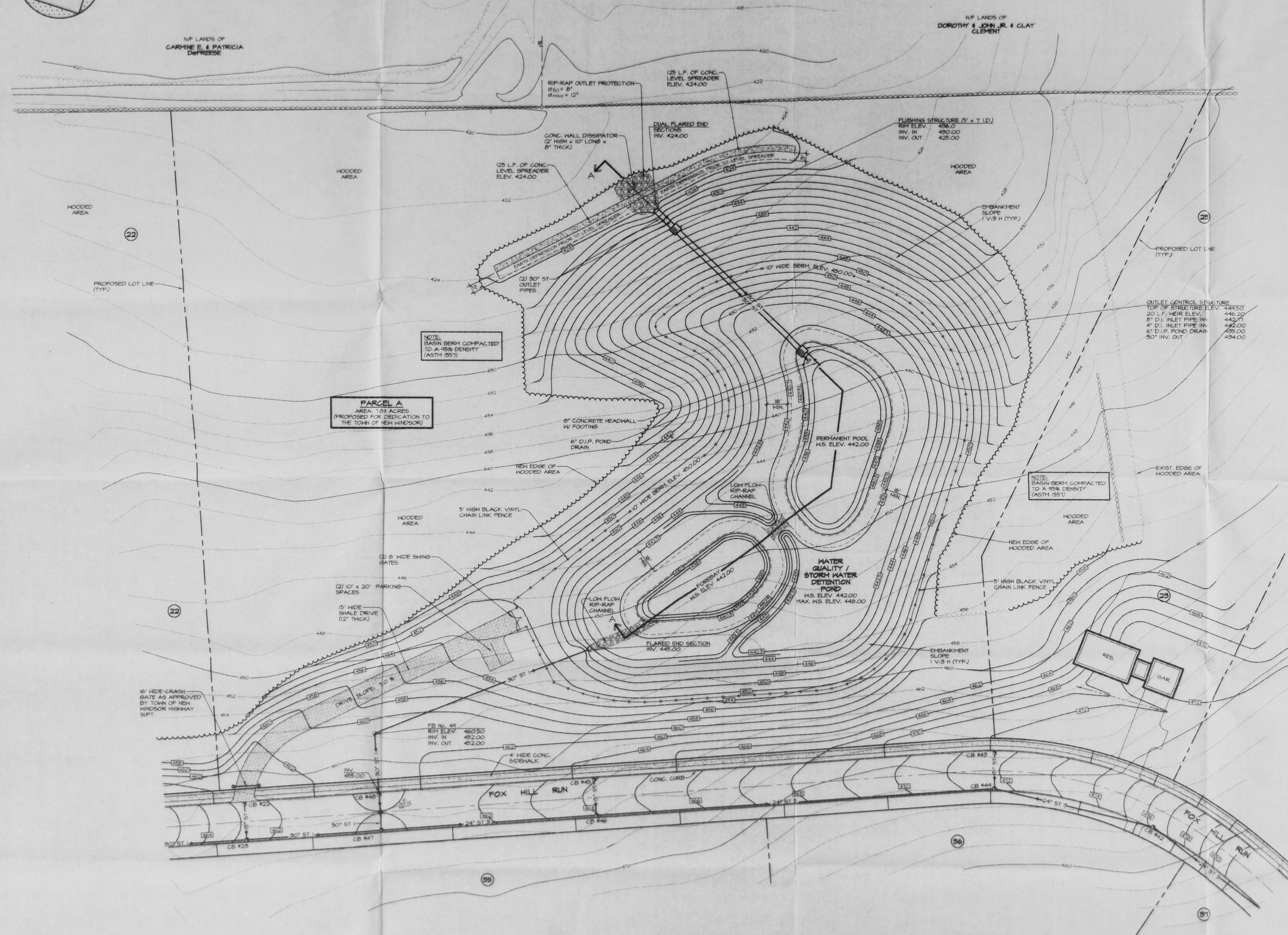

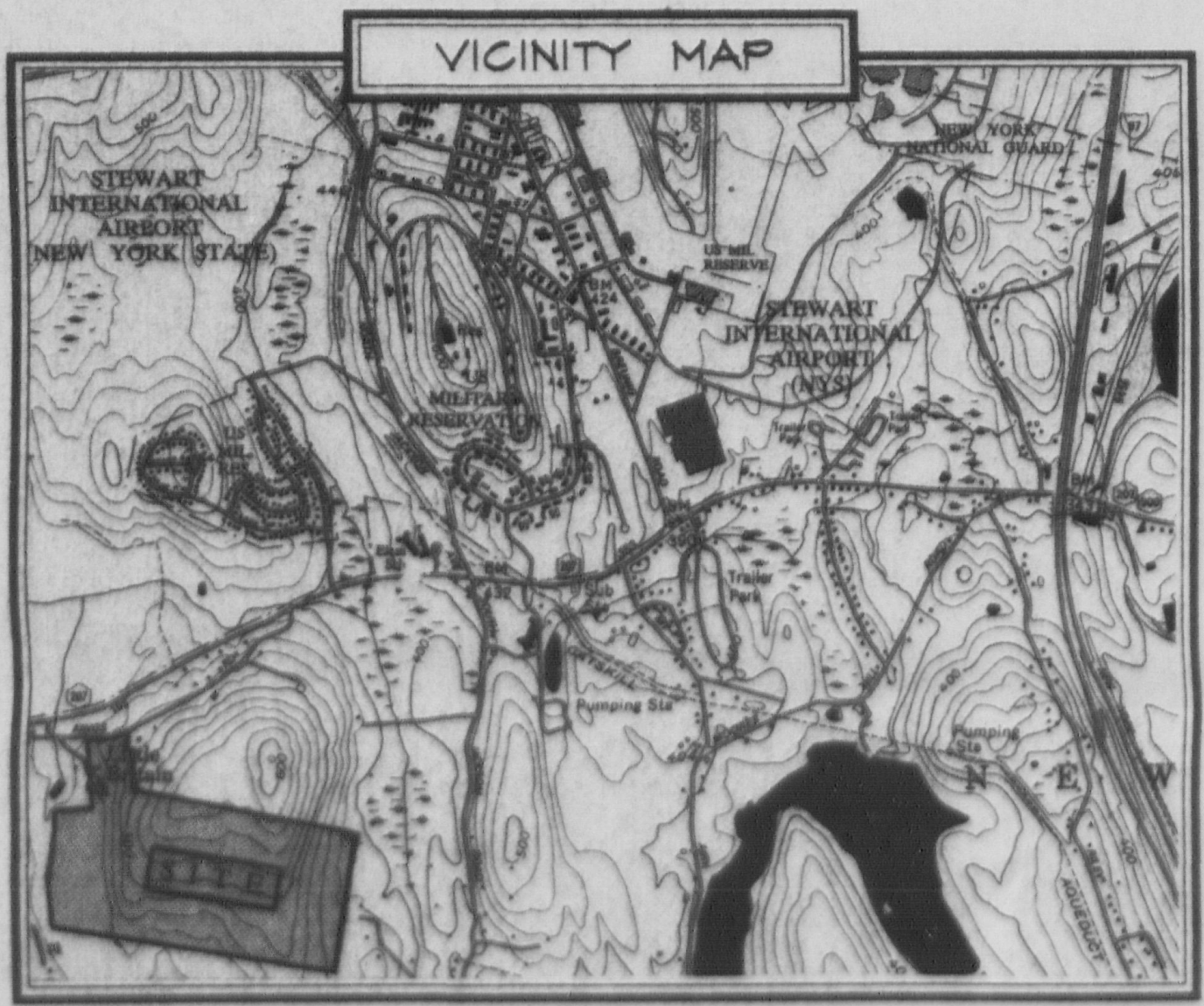



EXHIBIT No. 3A

 Shaw Engineering Consulting Engineers 744 Broadway Newburgh, N.Y. 12550	UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW. COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES. COPYRIGHT 2005 SHAW ENGINEERING			ISSUE REVISION DATE			Drawn By: J.R.J. Checked By: G.J.S. Scale: 1"=30' Date: 1-31-2005	Engineering Plan of Drainage District - WATER QUALITY / STORM WATER DETENTION POND PLAN - Project: SUBDIVISION FOR ADC WINDSOR, INC. KINGS ROAD TOWN OF NEW WINDSOR, N.Y.	2 OF 5 Project No. 0103



LEGEND	
EXISTING	NEW
532' 2' CONTOUR	LOT NUMBER II
540' 10' CONTOUR	LOT LINE
BOUNDARY	EDGE OF WOODED AREA
ADJ. PROPERTY LINE	
CHAIN LINK FENCE	
STONEWALL	
EDGE OF WOODED AREA	



Shaw Engineering
Consulting Engineers
744 Broadway
Newburgh N.Y. 12550

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

COPIES FROM THE ORIGINAL OF THIS DOCUMENT WITHOUT A FACSIMILE OF THE SIGNATURE AND AN ORIGINAL OF THE STAMP OR EMBOSSED SEAL OF THE PROFESSIONAL ENGINEER SHALL NOT BE CONSIDERED VALID TRUE COPIES.

COPYRIGHT 2005 SHAW ENGINEERING

ISSUE	REVISION	DATE

Drawn By: J.R.W.	Drawing: ENGINEERING MAP OF DRAINAGE DISTRICT	1 OF 5 Project No. 0103
Checked By: G.J.S.	Project: SUBDIVISION FOR A D C WINDSOR, INC.	
Scale: 1"=100'	KINGS ROAD TOWN OF NEW WINDSOR, N.Y.	
Date: 1-31-2005		